THE REAL ESTATE MARKET.

LONG ISLAND DEALERS FORM A PERMANENT ORGANIZATION.

Will Oppose Fraudulent Lot Booming and Promote Legitimate Suburban Development—Some Plain Speaking at the Big Realty Convention in Brooklyn.

Some good should come of the plain language heard at the two days' convention of Long Island real estate men, which closed yesterday. Representatives of the Long Island Railroad called attention to the "illegitimate" operations by which small investors are induced to buy practically worthless lots at high prices, usually on the instalment plan. In some instances, according to President Peters, farm land fifty and sixty miles from the city has been cut up into twenty foot lots and sold to people of narrow means who have been argued into the belief that their purchases will presently double or treble in value.

Mr. Peters gave warning that the Long Island Railroad will not in any way assist swindling operations of this nature. Such frankness on the part of a railway officer may not have been altogether unexpected. It required some courage, however, for real estate men to point out elements of weakness in the Long Island boom, as was done notably by H. Stewart McKnight, who deprecated the indiscriminate lot buying that is just now in progress.

Disinterested observers have long felt that some of the methods used in exploiting suburban Long Island must eventually result not only in loss to investors, but in lowering the quality of prospective building improvements there. Thousands of lots have passed into the hands of city wage earners whose occupation and means will not permit them to build either for their own occupancy or for investment. The lots are in neighborhoods too far from the centre of population to be in genuine demand for building sites in the next ten or more years. Though located in remote suburbs without sewers or paved streets they have been laid out in dimensions of 20 by 100 feet, dimensions too small even for modern tenements, and absolutely unsuited for suburban homes.

These remote Long Island lots have been sold on the instalment plan at enormously inflated prices compared with acreage values. To their present owners they would not now realize what has been paid for them, and they will shortly have to meet the competition of a practically unlimited supply of cheap land in New Jersey.

This wholesale distribution of lots that can only bring disappointment to buyers expecting a rise must tend, though unjustly, to discredit the better grades of property on Long Island. There are few suburban neighborhoods so advantageously situated, or that lie within a reasonable commuting distance on Long Island. The commuting region there has three big and rapidly growing industrial centres to draw population from, namely, Manhattan, Brooklyn and Long Island City. There can be no doubt about the future of legitimate real estate operations on Long Island.

It is important, however, that public support should not be alienated through distrust engendered by questionable enterprises. For this reason it is encouraging to note that the convention adopted measures to form a permanent organization which will be known as the Long Island Real Estate Exchange, in order to oppose "unscrupulous land speculators and improvement companies habitually guilty of sharp practice."

Private Sales.

SIXTY-EIGHTH STREET.—Joseph Fox, president of the Columbia Bank, has sold to Charles Brendon, No. 16 East Sixty-eighth street, a four story and basement brownstone front dwelling, on lot 21.8x100.5. The buyer will tear down the house and build a five and one half story American basement dwelling on the site.

NINETY-SEVENTH STREET.—O. G. Manns has sold for Mrs. Adelaide Widmayer to Minnie Wielinsky No. 29 West Ninety-seventh street, a five story flat, on lot 25x100.11.

THIRTY-EIGHTH STREET.—Myers & Aaronson have sold to the Electric Novelty and Sign Company Nos. 414 to 430 West Thirty-eighth street and Nos. 417 to 425 West Thirty-seventh street, abutting properties. The parcel includes the former T. C. Lyman & Co. brewery, on the Thirty-eighth street front; three three story tenements, a stable and a business building on the Thirty-seventh street front. The Thirty-eighth street plot is 227.9x98.9 and the Thirty-seventh street plot is 125x98.9. P. A. Geoghegan and Easton & Co. were the brokers.

LEXINGTON AVENUE.—Kurz & Uran, in conjunction with I. Levy, have sold for Milton J. Gordon the five story flat at No. 845 Lexington avenue, on lot 25x100.

EIGHTY-FIRST STREET.—T. Scott & Son have sold for Robert Baumann No. 107 East Eighty-first street, a three story and basement brownstone front dwelling, on lot 20x102.2. The buyer will occupy.

FORTY-THIRD STREET.—Sol Freidus has sold for Louis Lese, Louis S. Barnard and Robert Garcewich the three five story flats at Nos. 326, 328 and 330 West Forty-third street, on plot 75x100.5, to Marks Moses. Mr. Moses is a director in the Breslauer Realty Company, and the purchase was made for the company.

FIFTH STREET.—Simon & Atlas have sold for A. Grossman to J. Schattmann Nos. 719 and 721 East Fifth street, two five story flats, each on lot 25x97.

SECOND AVENUE.—Zobler & Zobler have sold to Marks & Wartels the five story tenement at No. 810 Second avenue, on lot 25x100.

PEARL STREET.—Ernest Stutz has sold No. 432 Pearl street, five story front and rear buildings, on plot 25.1x124xirregular.

NINTH AVENUE.—David Meyer, Isidor Wilsbader and John McCann have sold No. 232 Ninth avenue, a six story tenement, with store, on lot 24.8x100, adjoining the northeast corner of Twenty-fourth street.

133D STREET.—Isaac Goldberg has bought No. 9 West 133d street, a five story double tenement, on plot 25x99.11.

THIRD AVENUE.—M. L. & C. Ernst have sold for Jacob M. Tobias No. 3619 Third avenue, a two story house, with store, on lot 25x102. Jacob Leitner was the broker.

LOUISE STREET.—The East Borough Improvement Company has sold to A. M. Kahler a two family house on the east side of Louise street north of Morris Park avenue.

TAYLOR STREET.—Camille Mezey has sold a two family house on the east side of Taylor street, 200 feet south of Morris Park avenue.

Miscellaneous.

H. O. Havemeyer is reported to have sold the Theodore Havemeyer estate property at Throgs Neck, comprising 125 acres of land, with old country mansion and outbuildings. The property lies along the south side of the Fort Schuyler road between the Huntington estate and Fort Schuyler and extends to the Sound shore. The buyer is a syndicate, which will extend the trolley lines to the property and convert it into an amusement park.

Frothingham & Moore have leased for a term of years for Dr. John C. Barron to William H. Jones the five story buildings Nos. 29 and 31 South William street and Nos. 37 and 39 Stone street; also for the Hamersley estate the store and basement at Nos. 70 to 74 West Houston street, to P. Pastene & Co. of Boston; also a loft in the building at No. 42 Franklin street for George H. Draper.

The Seaboard National Bank and the Columbian Trust Company have bought the southwest corner of First street and Second avenue, Mount Vernon, 50x175. They will build a bank and storage warehouse.

Frothingham & Moore have sold the Shattuck estate of 100 acres, known as Brookhurst, at Lenox, Mass., for Albert R. Shattuck, executor, to Newbold Morris; also the cottage known as Marigold at Onteora, formerly the property of Mary Mapes Dodge, to Miss Helen E. Redding; also the Orchard Lake trout preserve, in Sullivan county, with lake, hatchery, clubhouse, &c., and 425 acres of land, to Walter B. Raymond; also fifteen lots at Sea Gate, L. I., for different owners.

Duncan G. Harris and C. Wheaton Vaughan have formed a partnership for the management, sale and rental of real estate under the firm name of Harris & Vaughan. They have opened offices at No. 1416 Broadway.

Plans have been filed with Building Superintendent Murphy for a three story building to be erected at Nos. 124 to 128 East 125th street for the Harlem Savings Bank. It will be of brick with trimmings of granite and marble, having a frontage of 80 feet and a depth of 160 feet. The facade will be decorated with a portico with Ionic columns and a staircase flanked with polished granite pedestals bearing bronze candelabra. The building is to cost $150,000, according to the estimate of the architects, Bannister & Schell.

The Manhattan new building plans filed yesterday also include a gas compressor for the New York Central company on Forty-seventh street west of Lexington avenue, to cost $1,000.

The Bronx plans comprise four six story flats with stores to be built for William Oppenheim at the northwest corner of College avenue and 146th street, at a cost of $200,000; three five story flats for Charles Glafer at the southwest corner of Wales avenue and 147th street, to cost $120,000; a five story flat for Mulligan & Kiernan on 137th street east of St. Ann's avenue, to cost $50,000; a one story garage on Harrison avenue, to cost $19,000, and two two story dwellings on Commonwealth avenue and Tier street, City Island, to cost $5,000 and $3,200 respectively.

Van Vliet & Place have sold a plot, 150x100, at the southwest corner of Eighth and Grand streets, Hoboken, N. J. The buyer will build a five story factory building.

E. Nelson Ehrhart has sold for Frank Ober his residence on Ridgeview avenue, White Plains, upon a plot of ground 120 feet front by 175 feet deep. This location commands an extended view up the Harlem Valley.

Yesterday's Auction Sales.

[At 14 Vesey Street.]
BY JOSEPH P. DAY.

Audubon avenue, east side, whole front between 185th and 186th streets, fronting 214.10 feet on avenue, 120 feet on 185th street and 95 feet on 186th street; Emanuel Heller et al., against Leopold Ehrmann et al., due on judgment, $26,731.24; subject to taxes, &c., $1,465.22; to Charles L. Grad .. $72,000

CITY REAL ESTATE.

Why Trouble Yourself

as to the payment of Assessments, Taxes and Water Rates, when for a small fee you can place your property on this Company's Tax Registration List and have the whole matter taken off your hands and the work done for you without further thought on your part? Our circular, giving full particulars, will be sent on application to

Lawyers Title Insurance and Trust Company

CAPITAL & SURPLUS **$9,500,000**

37 Liberty Street, 59 Liberty Street. (Title Dept.) (Trust & Banking Dept.) MANHATTAN.
188 Montague Street, Brooklyn. (Title Dept. and Trust & Banking Dept.)

BRYAN L. KENNELLY, REAL ESTATE, 7 PINE ST.

BOROUGH OF BROOKLYN. FOR SALE.

"HOW THEY GOT RICH"

is the fascinating sub-title of our booklet, "Real Estate Facts," which tells how $2 or $3, or more, weekly invested in New York Real Estate can make thousands. Sent free; no stamps necessary.

VANDERVEER CROSSINGS (INC.), 6½ MILES FROM CITY HALL, N. Y. 25 Minutes by "L."

Vanderveer Crossings adjoins Brownsville. To reach our property from N. Y. City Hall take Kings County "L." City Line branch, getting off at East 105th st. and Turnbull av. station; fare 5c. Or take the Rockaway av. or Hamburg av. or any line running to Church and Rockaway avs. Vanderveer Crossings is only 100 yards from the junction of Church and Rockaway avs.; also direct lines over Williamsburg Bridge and by Broadway, E. D., ferries. Two miles of graded streets and sidewalks already in, only four months from date of first sale.

William H. Reynolds, Pres.
R. TURNBULL, General Manager.
New York Office, 277 Broadway, N. Y. City.

FLATBUSH HOMES
$6000 TO $7500.

At WESTMINSTER HEIGHTS PARK; beautifully located on a plateau overlooking old and famous Flatbush. I offer for sale at positively bargain prices 20 detached one-family houses; plots 60x100 (corners) and 40x100; prices from $6,000 to $7,500. Remember, this is a place of rapid development and marvelous future as a home section, the entire tract of several thousand lots being carefully restricted. Take WESTMINSTER HEIGHTS car (Flatbush av. line) direct from Manhattan to Avenue J. Office open every day in the week, including Sunday. Model houses open for inspection.

EDWARD JOHNSON, BUILDER,
Office, avenue J and Nostrand av.

NEW APARTMENT HOUSES.

Producing large income on investment; 3-story double brick and stone; steam heat and hot water; 27x85x100.

Also, 4-story brick and stone, with stores; fireplace heaters; 27x84x100; all light rooms; abundance closets; fine location; the best ever built; 18 minutes to New York; numerous car lines.

OTTO SINGER, BUILDER,
Franklin Av. and St. John's Place.

TWO STORY AND CELLAR TWO FAMILY HOUSES, 20X85 FEET, FINISHED IN HARDWOOD, WITH EVERY MODERN IMPROVEMENT.

WINDSOR PLACE AND TENTH AVENUE, HIGHEST ELEVATION IN BROOKLYN, OVERLOOKING FLATBUSH AND WITHIN 300 FEET OF PROSPECT PARK. PRICE, $6,800. TERMS TO SUIT. INQUIRE OF WILLIAM H. CALDER, ON PREMISES. OPEN EVENINGS.

WE are forced to admit that our success in selling two-family houses has been phenomenal; but if you look at them you will readily see why they sell, for ladies say they are simply perfection for a home. Many kinds to select from. Eastern Parkway and Kingston Avenue. Also Lincoln Road and Rogers Avenue. KINGSTON REALTY COMPANY. Main Office, 444 Court Street. RALPH LEININGER, President. Write for Booklet.

IN BEAUTIFUL FLATBUSH.

9th st., East, between Avenues O and N, Flatbush—Beautiful 10-room dwellings; hardwood floors and trim, with latest improvements; equal to $10,000 houses; on plots 40x100; only $6,750; easiest terms; open daily and Sunday; ask for MR. BEAUDET, on premises; 45 minutes out only; take Smith st. car; stop at Avenue N.

BE QUICK, if you wish to secure one of the finest modern 2-family houses; all improvements; hard wood trim; nickel plumbing; best block in Bay Ridge; restricted neighborhood; easy terms. WOODS HOUSES, Office, 472 72d st., Brooklyn.

IF YOU HAVE $100 I can put you on the road to fortune; fullest investigation; absolutely wonderful opportunity. Full particulars, address RADNOR, room 12, 206 Broadway.

HAS your mortgage been called? We lend money on homes. THE THRIFT, 207 Ryerson st., Brooklyn.

$16,000 BUYS beautiful home on Ocean ave.; choice section. STAR & CRESCENT REALTY CO., 801 Flatbush ave.

JUDSON H. PAIGE, Avenue C and East 11th st., Flatbush, has attractive houses to offer in South Midwood.

SELECT APARTMENTS—BROOKLYN.

CITY HALL SECTION.

Something New in Up-to-Date Apartments Look at

80 TO 90 SCHERMERHORN ST.

Seven rooms and bath; steam heat and hot water supply; electric light and gas; parquet floors, hardwood trim throughout; all light and airy rooms; the only strictly up-to-date apartments in this section; rents, $45 to $50 per month. Apply to

SLOCUM REAL ESTATE CO.,
Bedford Av. and Degraw St.
or to agent on premises.

SINGER'S NEW APARTMENTS.

$21 and $22—5 and 6 all light rooms and bath; fireplace heaters; handsomely decorated and all the latest improvements.

$32—6 large, light rooms and bath, steam heat and hot water; beautifully decorated; abundance of closets.

All within one block of Park place station. Fulton st. L and numerous car lines.

OTTO SINGER, BUILDER,
Franklin av. and St. John's Place.

TO LET—Two rooms and bath apartment, furnished, suitable for bachelor or couple. THE ARLINGTON, 64 Montague st.

FOR apartments on the Brooklyn Heights see PELLETREAU & CO., 186 Remsen st., Brooklyn.

REAL ESTATE AT AUCTION.

Jere Johnson, Jr., Co.
Will Sell at
AUCTION

To Close Existing Interests,

TUESDAY, SEPT. 25,

At 12 o'clock noon, in the Brooklyn Real Estate Exchange, 189 Montague St.,

301 VALUABLE BROOKLYN LOTS

BEDFORD, ROGERS AND NOSTRAND AVES.,

Sullivan, Malbone and Sterling Sts., Lefferts and Lincoln Roads,

CLOSE TO THE SITE OF THE

NEW CATHEDRAL

Also the Willink Entrance of Prospect Park, the Authorized Subway on Flatbush Avenue,

and the Proposed Subway on Eastern Parkway.

REACHED BY THE NOSTRAND AV., LORIMER ST., ROGERS AV., FRANKLIN AV. AND FLATBUSH AV. TROLLEYS, AND THE BRIGHTON BEACH EXTENSION OF THE KINGS COUNTY ELEVATED R. R.

75% ON MORTGAGE,

If desired,

60 Days Given to Pass Title.

Titles insured, without expense to purchasers, by the

Title Guarantee and Trust Co.

BOOK MAPS and additional particulars from JERE JOHNSON, JR., CO., 211 Montague st., Brooklyn; 187 Broadway, New York.

SOUND SHORE LOTS AT AUCTION

A sale unprecedented in the history of Westchester Co. on newly electric New Haven R. R.

Saturday, September 22d, 1906,

AT 2 O'CLOCK IN THE AFTERNOON.

The beautiful property at Orienta, Mamaroneck, Westchester County, New York, known as ORIENTA SHORE HILLS, being directly on Mamaroneck Harbor, Long Island Sound, will be offered in plots 50 feet front and of varying depths.

EVERY LOT WILL HAVE EITHER WATER FRONT OR A SEPARATE STRIP RUNNING DIRECTLY TO THE WATER DEEDED WITH IT. 900 feet from trolley leading to station ½ mile distant and over Westchester County.

Lots are a series of hills at water's edge; stone sidewalks, exclusive old established neighborhood; adjoining beautiful homes, macadam roads; park adjoining; sewers; public water; electric light; reasonable restrictions.

Sale rain or shine; large tent and chairs for bidders. Free tickets from New York.

Terms: 70% may be left on mortgage, or payments may be made monthly. 10% day of sale.

For further particulars, maps, &c., apply NICHOLAS S. BURGER and WILLIAM D. DAYMON, Auctioneers, or Charles Brookes, Mamaroneck, N. Y., or to the owner, RUSHMORE REALTY CORPORATION, Burton C. Meighan, President, 38 Park Row, N. Y., or Mamaroneck, N. Y.

PARTICULAR attention is directed to the auction of 301 lots on Bedford, Nostrand and Rogers avs. and Malbone st., etc., Borough of Brooklyn, to be held on Tuesday, September 25th, at 12 o'clock noon in the Brooklyn Real Estate Exchange. Close to the site of the new Cathedral and Prospect Park. 75% may remain on mortgage. Sixty days allowed in which to close title. Book maps from JERE JOHNSON, JR. COMPANY, 211 Montage st., Brooklyn, and 187 Broadway, New York.

AUCTION at the Bronx; Bathgate Estate, adjoining White Plains av., bet. 237th & 239th sts., east.

DWELLING HOUSES TO LET.

FOR RENT.
NEW AMERICAN BASEMENT DWELLINGS
ABSOLUTELY FIREPROOF
SOUTH SIDE OF 74th ST.

Between Central Park West and Columbus Av.

No residences have ever been offered for rental in New York City comparing with these in construction, equipment, appointment and detail.

They have been designed and built with the careful attention to details of construction given only to the highest class houses built for private ownership.

Rents, $5,000—$5,500—$6,000.

Booklet sent on application.

Size, 25x85x102.2.

FIVE STORIES IN HEIGHT.

Caretaker at No. 67 West 73d St.
For particulars inquire of

CLARK ESTATES,
Corner of 87th St. No. 2381 Broadway.

71ST ST., 172 EAST—Charming little furnished house; rent $2,000 to satisfactory tenant.

TO LET FOR BUSINESS PURPOSES.

DESIRABLE STORES TO RENT

On the main thoroughfare of the Ralph Apartments, Northeast corner Tinton and Westchester aves. Rentals $25 up.

Apply on premises or
WM. OPPENHEIM, 21 East 14th St.

BROADWAY, 198, between Fulton and John sts.; spacious offices to let on top floor, new elevator building; uninterrupted light from large windows, facing north and east. Apply to GEORGE HERBERT or superintendent, on premises.

REAL ESTATE—LONG ISLAND. FOR SALE.

FALL SALE of building lots at the new Bronx Ormonde Park, Rosedale; $175 up; easy terms. CARROLLTON REALTY CO., World Building, New York.

GARDEN CITY ESTATES.
Garden City, Long Island,
The Home Community of Quality.
Offices, Flat Iron Building, New York.

JAMAICA PARK lots are money makers. Inquire for particulars THE GREATER CITY HOMES CO., 353 5th ave.

MASSAPEQUA lots, $240; $10 down, $5 monthly. Queens Land & Title Co., Times Bldg., Times Sq. N.Y.

REAL ESTATE WANTED.

ALL KINDS Properties to rent, sell, manage, insure; rent collections, managing estates a specialty. CYRILLE CARREAU, Agent, 796 6th av., 45th.

A.—Renting, collecting, managing properties a specialty. CYRILLE CARREAU, Agent, 796 6th Av. (45th).

REAL ESTATE—QUEENS BOROUGH. FOR SALE.

SEE Senator Reynolds's new "Laurelton": most wonderful development of the age. Office, 253 Broadway, Manhattan.

REAL ESTATE FOR SALE.

FOR SALE—46 acres of coal land. The property is shown on Penna. Geological Survey Atlas, Northern Anthracite Field, Part 2, Mine Sheet No. 1. For further information write W. H. McCAULEY, Wyoming, Pa.

BEAUTIFUL country place, Lake Waramaug; 5 acres; shore frontage; cheap. MUNNICH LOOKER, No. 44 Court st., Brooklyn.

APARTMENTS FOR LET—FURNISHED.

1.—ELEGANTLY FURNISHED APARTMENT, private bath, $1.50 daily; including meals, two, $25 weekly; one, $15. VAN RENSSELAER, 17 East 11th

SELECT APARTMENTS. ABOVE 14TH ST., WEST SIDE.

SLAWSON & HOBBS,
284 COLUMBUS AVE.
Telephone 1190 Columbus. Near 73d Street.

$720 to $900	HANCOCK COURT, 285 ST. NICHOLAS Ave. 124th St. Elevator, electric light, telephone	6 and 7 rooms and bath.
$720 to $900	THE ORADELL, 508 W. 112TH ST.	5 and 7 rooms and bath
$480 to $600	THE DE LANCEY, 3485 BROADWAY, near 142d St. Elevator Electric light, telephone.	4 and 5 rooms and bath.
$480 to $660	GOLDEN GATE, 272 MANHATTAN AVE. Cor. 111th St.	5 and 6 rooms and bath.
$540 to $600	THE ELSINORE, 502 W. 151ST. ST. Elevator, telephone, electric light.	6 & 7 rooms and bath.
$480 to $600	THE MANCHESTER, 512 W. 151ST ST. Elevator, telephone, electric light.	6 and 7 rooms and bath.
$420 to $660	THE MARLBOROUGH, 518 W. 151ST ST. Elevator, electric light, telephone.	6 and 7 rooms and bath.
$432 to $600	THE ST. CHARLES, 565 W. 148TH ST. Cor. Broadway. Hall service. Telephone.	5 and 6 rooms and bath.
$372 to $504	511 WEST 146TH ST. 510 WEST 147TH ST.	5 and 6 rooms and bath.
$348 to $552	574 WEST 182D ST. COR. ST. NICHOLAS AVE.	5 and 6 rooms and bath.
$384 to $492	550-552 WEST 184TH ST. COR. AUDUBON AVE.	5 and 6 rooms and bath.
$336 to $540	THE SUMMIT AND THE OGDEN, 161st St. and Ogden Ave., near Jerome Ave. and Hall service. Telephone. Macomb's Dam Bridge, Bronx	4, 5 and 6 rooms and Bath.

438 WEST 116TH ST.
One Block from Subway
THE FAIRMONT
Apartments of 5, 6 and 7 Rooms from Oct. 1st.
Rental $720 to $1,000 per annum.
One Suite of 11 Rooms and 2 Baths.
All modern conveniences. House and location unsurpassed.
Suite suitable for doctor.

The Kathmere,
N. W. Cor. Broadway and 135th St.
Two blocks from subway station and one block from Amsterdam Ave. cars for 3d and 9th Ave. lines.
One block from Riverside Drive.
NEW BUILDING.
Large, light, airy apartments of 4, 5, 6 and 7 rooms; telephone; shower bath; gas and electric light; elevator; hall service.
Rents, $40 to $80.
CUMMING CONSTRUCTION CO.
Owners and Builders
Telephone 5080 Morningside.

THE LANGHAM,
Covering the entire block front on Central Park West, 73d to 74th Sts.
NOW READY FOR OCCUPANCY.
Thoroughly fireproof, every known modern improvement, including pneumatic vacuum cleaning, mail posting and automatic mail delivery. Leases from October 1 next now being made.
(Suites of 11 rooms and three baths.)
Rentals $4,500 and Upwards
Apply to Superintendent on Premises.

WILLIAM HENRY
New Building.
S. W. CORNER BROADWAY & 136th ST.
one block from Subway station.
5, 6 & 7 ROOMS
Large, light, airy; all very latest improvements. Telephone, shower baths, gas and electric lights; all night elevator and hall service, mail chutes, &c.
RENTS $50 TO $80
Superintendent on premises.

MENDELSSOHN BUILDING BACHELOR APARTMENTS
113 West 40th St., near Broadway.
Several desirable apartments, consisting of two rooms and bath, to rent from October 1st. The rental of these apartments includes electric light, heat, care of the suites and continuous elevator service.
Apply at building, or at the office of the CLARK ESTATES, 2381 Broadway, corner of 87th St.

THE MONTVALE,
83-89 St. Nicholas Place,
near 135th st.
Newly completed; high class elevator apartments, perfectly appointed; finest location, Washington Heights, overlooking Speedway, Harlem and Hudson Rivers.
Superintendent on premises.
THE NONPAREIL.

THE THIRD EDITION
of our Annual Booklet on apartments, houses for rent, will be mailed on application.
SLAWSON & HOBBS,
284 Columbus Ave. at 73d St.
Telephone, 1190 Columbus.

"THE MONTAGUE"
High Class Elevator Apartments.
203-205 West 94th St., near B'way.
2 blocks from subway express station; 5 and 6 rooms, extra large and light; telephone, night and day elevator; hall attendance; rents $32.50 to $70. Agents on premises. M. & J. DAVIS, 703 Amsterdam av., near 94th st. Telephone 969 Riverside.

Lorraine, 5th Ave., at 45th St.
To sublet, owing to death of lessee, before occupancy, apartment of parlor, bedroom and bath, unfurnished; under lease for three years.

THE HEARN CLIFF, St. Nicholas av., opp. 154th st.; high class elevator apt. house, rents $600 to $900; 5, 6 and 7 rooms.

SOLANO and MONIDA, 207 and 209 Dyckman st., 6 and 7 rooms and bath. Apply on premises.

SELECT APARTMENTS. ABOVE 14TH ST., WEST SIDE.

The Lorraine
5th Av. and 45th St.
A FEW BEAUTIFUL APARTMENTS TO RENT UNFURNISHED FROM OCTOBER 1.
RESTAURANT A LA CARTE.
PAUL W. ORVIS, GEORGE C. HOWE.

343-5 West 85th St.,
Near Riverside Drive and Park.
SOUTHERN EXPOSURE.
Fashionable, quiet residence section.
MODERN APARTMENTS.
7 and 8 large, light rooms and bath.
$1,000 to $1,400 PER ANNUM.
All night elevator, long distance telephone in each apartment; electric and gas light; convenient to all Surface Cars and 86th St. Subway Station.
Floor plans of Supt., on premises, or
MIDLOTHIAN COMPANY, Owners,
128 Broadway, corner Cedar.

"THE BULMAN."
NEW BUILDING.
Highest point on Washington Heights. 5 minutes' walk to subway.
503, 505 WEST 164TH ST.
A high class apartment house, with all the latest impts.; 5 and 6 rooms; tiled baths; hall attendance; telephone; convenient to surface lines, 3d and 6th av.
Rents $25 to $36 per month.
Supt. on Premises.

Venus and Adonis Courts,
54-56 St. Nicholas Place at 152d St.
Exceptionally desirable location.
Near Speedway and Harlem River.
Unusually attractive apartments of 4, 5, 6 rooms and bath; private telephone, electric light, hall service, etc. Rents $33 to $48.
REEVE A. SILK & CO.,
Broadway and 130th St. 'Phone 57 Mor'side.

"The Bulman Apartments"
432-434 West 163d Street.
High and good view of the city; 7 minutes from subway station; apartments of 4 and 5 rooms and bath; with all the latest modern improvements.
RENTS $20 TO $29 PER MONTH.
Supt. on Premises.

"THE WALTON"
ON WASHINGTON HEIGHTS
JUST COMPLETED
A private residence avenue.
N. E. cor. 179th st. and Wadsworth av.; 2 blocks from subway station; all improvements; electric light, telephone; 3, 4, 5 and 6 rooms and bath; rents from $25 to $46. Open for inspection.

DOUGLASTON
on Washington Heights
178TH ST. AND WADSWORTH AVE.
A private residence avenue; 5 and 6 rooms and bath; all improvements; rents $29 to $34; 3 blocks from subway station. Supt. on premises.

THE LORINGTON APARTMENTS, Central Park West, cor. 70th st.; now renting; $3,250 up.

HANOVER, model apartments, 127 to 135 Sherman av.; rents $18 to $32.50, rent free until Nov. 1.

BELOW 14TH ST., EAST SIDE.

EXCLUSIVE Housekeeping Apartment House, 43 5th av., northeast corner 11th st.

ABOVE 14TH ST., EAST SIDE.

LOOK 3 to 6 ROOMS, BATH, $20 to $38 160 EAST 93RD STREET

REAL ESTATE—LONG ISLAND. FOR SALE.

Steam Railroad, Electric Railroad and Trolley

ORMONDE PARK
THE NEW BRONX

SALE OF FULL SIZE BUILDING LOTS

Not miles away from railroads and improvements, but located at New York City line, escaping heavy taxes and assessments, better than Harlem and nearer than the Bronx, with an absolute certainty for larger profits on small investments. No possibility of loss. Better than the bank. Ambitious investors will avail themselves of this genuine opportunity to make small savings earn enormous profits. Third-rail system laid and in operation to Ormonde Park. Trolley direct to New York. Electric lighting.

LOTS $175 and Upward $10 DOWN $5 MONTHLY | 10 Per Cent. Discount for All Cash

Titles guaranteed by Title Guarantee & Trust Company, of New York. Capital $11,000,000.

Lots from $175 upward will be worth more than ten times the price when the tunnels are finished in 1907.

Apply at once for map and free tickets.

CARROLLTON REALTY COMPANY,
Main Office, Suite 64, World Building, New York.
Brooklyn Office, 584 Atlantic Av., near 4th Av. Open evenings.
JAS. P. BROWN, Manager.

CITY REAL ESTATE.

SEE THAT HILL! AT FLUSHING
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NOW READY FOR OCCUPANCY.
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Within a block of Subway Express and Elevated Stations
AND ONLY 12 MINUTES FROM CITY HALL.
A number of Single Rooms with Bath Especially Furnished for Bachelors.

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Suites of one, two, three, four and five rooms, with one or more baths.
FURNISHED OR UNFURNISHED.
Same management as Hotel Somerset.
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133, 135, 137 West 47th St.
86th St. Subway Station. Near Broadway.
An exceptionally spacious suite, southern exposure, specially designed to rent unfurnished on yearly lease; also a few suites ranging from two rooms and bath to six rooms and three baths. Reference necessary. Restaurant American and a la carte. THOMAS M. CARROL, Manager.

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A few beautiful apartments, furnished or unfurnished, to lease from Oct. 1; two, three or four rooms and bath; also apartment for physician in annex; every convenience and service. Restaurant a la carte or table d'hote.

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EXCLUSIVELY BACHELOR.
SINGLE ROOMS, WITH BATH, FROM $37.00 TO $50.00 PER MONTH.

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A few desirable suites, two, three and four rooms, with bath; six and eight rooms, with two baths; for lease for coming year. Restaurant a la carte.

HOTEL ARLINGTON,
18-20 WEST 26TH ST.
Transient and family hotel; very quiet and very convenient.

HOTEL CALUMET, 340 W. 57th st.; furnished or unfurnished apartments; restaurant a special feature.

HOTEL CECIL, 118th st. and St. Nicholas av., absolutely fireproof family hotel; homelike and convenient.

ABOVE 14TH ST., EAST SIDE.

HOTEL ST. LOUIS, 34-36 East 32d St. Suites of one, two and three rooms and bath, furnished or unfurnished; cuisine and service unexcelled; apartments now being leased for the coming year.

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ANYONE who has spent the summer in town, or who has boarded at any summer hotel or boarding house, ought to know how easy it would be for them to own their own little Bungalow home at KEANSBURG BEACH, and how desirable, too. Everything there to add to your enjoyment. Easy to reach; easy to buy. Send for booklet.
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Two new seven room houses, with all improvements, five minutes from depot; also a few choice lots; Oradell is the finest town on line of N. J. & N. Y. R. R.; with sewer, water, gas, electric light and macadam streets. For particulars apply E. P. VELDRAN.

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FOR RENT.

TO LET—$240; 9 room house, stable, barn, lawn, garden; 1 acre; fine road; 35 m. W. Shore. Will sell now, $2,500. W. H. WHITE, 52 Newark st., Hoboken, N. J.

HOUSE (Netherwood), Plainfield, N. J.; one block; and condition; rent $75. Address R. E. BURKE, 63 Wall st.

PAWNBROKERS' SALES.

L. L. FIRUSKI, Auct., 70 Bowery; sells 10 A. M., Sept. 24—Order Consolidated Loan Co., 103 Park row. H. Levy & Co., props.; all diamonds, watches, jewelry, goods every description pledged prior Sept. 1, 1905, to No. 42783 and all older dates held over. J. Rosenbaum, formerly 663 6th av.; all goods pledged prior Aug. 28, 1905, to No. 12095, all older dates held over.

Sept. 24—H. Phillips, 157 Bowery and 355 West 125th st.; clothing pledged prior Sept. 14, 1905.

Sept. 26—Order D. Weisenberger, 33 Cooper Square; all diamonds, watches, jewelry, goods every description pledged prior Sept. 15, 1905, all goods reserved from previous sales.

Sept. 25—Order A. Lawrence, 119 3d av.; M. & E. Bruckheimer, 2108 3d av.; clothing, &c., pledged prior Sept. 15, 1905.

Sept. 26—Order H. Stern, 516 6th av.; all diamonds, watches, jewelry, goods every description pledged prior Sept. 15, 1905, all older dates held over.

Sept. 27—Order Wm. Simpson, 91 Park row; all diamonds, watches, jewelry, goods every description pledged prior July 1, 1905, to No. 40142, all older dates held over.

CENTRAL AUCTION CO., M. Sheehan, Auct., 152-154 Canal st., will sell at 10 A. M.:

Sept. 24—By H. McAleenan, 469 Fulton st., Brooklyn; diamonds, jewelry, &c., No. 12002, July 20, to 14006, Aug. 24, 1905, inclusive, and old