THE REAL ESTATE MARKET.

MORTGAGE CONDITIONS SAID TO BE IMPROVING.

A Pennsylvania Syndicate Buys a Tract of 85 Acres at Coney Island—Sale of the Loft Building at 212 Centre Street —Downtown Sites Are in Demand.

Some improvement in the tone of the realty market has undoubtedly taken place in the last few days. The improvement has hardly had time to express itself in any increase in the number of sales, but it is said that many negotiations which were interrupted by the break in stocks have been resumed. The low rates for money which now prevail downtown are counted on to check the drain of capital from the mortgage loan market, and hope is entertained that conditions in the mortgage market will presently favor a resumption of the kind of realty trading which obtained a month ago.

The fact still remains that prices are high and that lending institutions are disinclined to accept current valuation as the basis of loans. With an increased supply of funds at command such institutions will, however, be in a position to assist conservative trading.

The supply of capital which the principal lending institutions here controls is obtained largely through the sale of mortgages to investors, including estates, savings banks and life insurance companies, all over the country. It is believed that recent developments in Wall Street and in general industry will have a tendency to induce investors to prefer mortgages to direct ownership of the common run of securities. If this belief turns out to be well founded the volume of capital available for loans and real estate here must necessarily increase.

On the other hand there is small likelihood that the lending institutions which handle this capital will change their attitude toward applicants for loans. This attitude, to say the least, is conservative and is determined by the belief that prices in recent boom districts are too high. Its influence is seen in a growing number of foreclosure sales—which are expected to become more frequent after May 1.

At that time building loans made to finance last year's record breaking construction work will begin to fall due and will have to be replaced by "permanent" mortgages. Meanwhile, the new constructions, especially flats and tenements, have not been renting as well as they should and the cost of building has declined. A large proportion of the new constructions are not worth as much as they were expected to be when the short term loans were advanced with which to build them. The lending institutions have now the opportunity to correct their errors of judgment and are using it to insist upon a scaling down of appraisals for permanent loans.

Private Sales.

EIGHTY-THIRD STREET.—Bernard Smyth & Sons and Gibbs & Kirby have sold to Lowenfeld & Prager Nos. 150 to 162 West Eighty-third street, seven two story and basement dwellings, on plot 125x171.2x irregular.

EIGHTY-THIRD STREET.—Bernard Smyth & Sons and Gibbs & Kirby have sold to Lowenfeld & Prager Nos. 161 to 165 West Eighty-third street, three three story brick dwellings, on plot 50.9x102.2. The owners have resold the property.

TWENTY-SECOND STREET.—J. Gallatin has sold No. 31 East Twenty-second street, a four story and basement dwelling, on lot 27x98.9.

THIRTY-FIFTH STREET.—S. B. Goodale & Son have sold for a client to Edward D. Medreal No. 202 East Thirty-fifth street, a three story and basement house, on lot 20x74.1, adjoining the southeast corner of Third avenue.

NINETY-SEVENTH STREET.—The McVickar Gaillard Realty Company has sold for Verick D. Martin, successor to John L. Martin, No. 35 West Ninety-seventh street, a three story and basement dwelling, on lot 16x100.11.

[illegible] STREET.—Dinser & Clausen have sold for a client No. 758 East 139th street, a five story flat, on lot 25x100.

CENTRE STREET.—The McVickar, Gaillard Realty Company has sold for Edward B. Hodge, Jr., and Alexander Van Rensselaer and others, to a client of the Cruikshank Company, No. 210 Centre street, a six story loft building on lot 25x100, running through to No. 147 Lafayette street. It adjoins the plot sold by the Cruger estate to the same buyer recently.

EIGHTY-FOURTH STREET.—Harriet A. Barrett has sold No. 267 West Eighty-fourth street, a three story dwelling, on lot 16x102.2.

NINETY-FIFTH STREET.—Max Marx has sold through the Frank L. Fisher Company to Charles F. Schorer the three story and basement dwelling, at No. 123 West Ninety-fifth street, on lot 17x100.8.

CHRISTOPHER STREET.—Louis Reiss and G. Tuoti & Co. have sold for the Weiss estate to Simon Epstein No. 87 Christopher street, a six story tenement, on lot 25x91.

EIGHTH STREET.—Harry L. Rosen has resold No. 246 West 112th street, a five story flat, on plot 33.4x100.11.

PRESCOTT AVENUE.—W. J. Huston & Son have sold for Rebecca Galbraith the lot, 25x105, on the east side of Prescott avenue, 880 feet north of Dyckman street.

ELIZABETH STREET.—Edward Kelly has sold Nos. 129 and 131 Elizabeth street, old buildings, on lot 34.10x23.9, adjoining the southwest corner of Broome street.

THIRD AVENUE.—E. E. Tisch & Co. have sold for the Welch estate No. 966 Third avenue, a five story double tenement with stores, on lot 25x95.

NINTH STREET.—Leon Pizer has bought from the Theiss estate Nos. 329 to 335 East Ninth street, four five story tenements, with stores, on plot 91x92.3, between First and Second avenues.

NINETY-NINTH STREET.—S. Lefkowitz has bought the southwest corner of Ninety-ninth street and Park avenue, a six story flat, on plot 30x100.11.

[illegible] STREET.—Ernestine Berowitz has sold to I. Goldberg the five story flat at No. 24 East 116th street, on lot 27x100.11.

EIGHTH STREET.—Stoloff & Kronovet have sold to Davis Wolff No. 27 East Eighth street, a six story tenement, on lot 26.6x92.2.

CHERRY STREET.—Katharine Balheimer has sold No. 130 Cherry street, a five story tenement, on lot 25x100, to Harry Sandler, who has resold the property to Jacob Froelich.

THIRD AVENUE.—Smith & Phelps have sold the two story brick business building, on lot 21.4x134, at the southwest corner of Third avenue and St. Paul's place.

Miscellaneous.

The Charles F. Noyes Company has leased the entire building at No. 96 Pine street, running through to De Peyster street for terms of years to E. E. Androvette; also the six story and basement building at Nos. 2 and 2½ Jacob street for five years from May 1 to DeZego Bros.

A. Christman is the buyer of No. 210 to 216 Eleventh avenue, southeast corner of Twenty-fifth street, sold recently by the Smith Estate through Colin M. Eadie.

Charles E. Durross has leased the top loft in the building at Nos. 357 and 359 West Twelfth street, to the Dry Fut Insole Manufacturing Company, for a term of years; also leased the three story and basement dwelling at No. 59 Charles street for Mary Patterson to Frank A. Goodwin.

John J. Parish and P. J. Murray have been elected to membership in the Real Estate Board of Brokers.

The next regular meeting of the Harlem Property Owners' Association will take place on Friday evening, April 12.

The Brooklyn Board of Real Estate Brokers has called a public meeting to discuss the Torrens system of registration of land titles at the Brooklyn Real Estate Exchange auction room, 189 Montague street, on April 15 at 5 o'clock.

Richard Collins and S. Osgood Pell & Co. have sold two lots at the southwest corner of Freeman and Third avenues, Long Island City.

The Queens Borough Real Estate Exchange will hold its first dinner at the Hotel Manhattan on Thursday evening, April 11.

The following sales have been made at Elmhurst Heights: To Samuel Hall, the plot, 60x100, on the north side of Belmont avenue, 80 feet east of Albemarle terrace; to Henry Alder, the plot 40x100, on the east side of Woodside avenue, 80 feet south of Penfold road to William Roes, the plot, 40x100, on the south side of Pennsylvania avenue, 120 feet east of Kensington terrace, and to A. A. Moore, the plot, 60x100, on the west side of Prospect avenue, 100 feet west of Hillcrest avenue.

Dr. Henry Koles is the buyer of No. 44 West Ninety-second street, sold recently by Steiner & Wolf.

Weil & Mayer are the buyers of the northeast corner of Delancey and Chrystie streets.

The H. H. Fuller Realty Company reports the following leases: For the estate of Emeline Roach the entire building at Nos. 419 and 421 East Eighth street, to Isaac Browsky for ten years; for B. Crystal & Son 5,000 square feet in the new ten story building at Nos. 261 to 263 Seventh avenue, to Charles Byron & Co. for a long term of years; and for I. S. Hurtt stores and lofts at No. 1 West Thirteenth street, to Chambers, Weissman Company and D. Ridgeway Hendricks.

Ocean Park, a tract containing about eighty-five acres, lying on both sides of Coney Island Creek, has been sold by the McLaughlin Real Estate Company to a group of Pennsylvania capitalists, who have been incorporated under the name of the Maxwell-Flary Real Estate Company, with a capital stock of $150,000. The active managers of the new company are J. De Witt Maxwell of Manhattan and Harry E. Flary of Bradford, and Erie, Pa. The land includes all the holdings of the Harway Improvement Company north of Neptune avenue. It will be improved this spring and placed on the market.

The Sullivan-Thorne Realty Company has sold for Peter E. Small of Westbury, L. I., to Edward J. Sullivan, president of the company, a tract of eighty-two acres fronting on Union avenue, at Westbury, L. I., for about $120,000. Mr. Sullivan will develop the tract.

The Rickert-Finlay Realty Company has sold in Broadway-Flushing to John J. Reardon the plot, 80x100, on the southwest corner of State and Twenty-first streets, and to John Foy the plot, 60x100, on the east side of Twenty-fourth street, 186 feet north of Crocheron avenue; also, in Douglas Manor, to Elbert S. Hoffman the plot, 40x100, on the south side of Hollywood avenue, 182 feet west of Douglas road, and to L. Finzi the plot, 40x100, on the north side of Oak lane, 210 feet west of Douglas road; also in Westmoreland to William F. Hogan the plot, 40x100, on the west side of Westmoreland avenue, 82 feet south of Bayview avenue, and to Clara Psaurdakis the plot, 80x100, on the northeast corner of Cutter and Bayview avenues.

Plans have been filed with Building Superintendent Murphy for uniting the four old style tenement houses at Nos. 214 and 216 second street into a single building devoted to halls and meeting rooms, with a two story ballroom and restaurant included. The improvements are to be made for Solomon Henig as new owner and are to cost $30,000, according to the estimate of the architect, Herman Horenburger.

The Manhattan plans for new buildings filed yesterday comprise a four story and basement home to be built for the Daughters of Jacob at the southeast corner of East Broadway and Scammel street, at a cost of $40,000.

The Bronx plans comprise two three story dwellings with stores to be built for Juliet Walsh at the northwest corner of Briggs avenue and 198th street, at a cost of $15,000; two two story dwellings at the southeast corner of Eastchester and Rhinelander avenues and on Matilda avenue north of 239th street, to cost $6,000 and $4,500, respectively; a two story stable on White Plains road north of 239th street, to cost $300, and a one story stable on Olinville avenue north of 216th street, to cost $325.

Yesterday's Auction Sales.

[At 14 Vesey Street.]

BY JOSEPH P. DAY.

Sixth avenue, No. 411, northwest corner of Twenty-fifth street, 20x80, four story buildings with stores; voluntary sale; to Frank C. O'Donnell, representing a party in interest	$137,000
Seventh avenue, Nos. 291 and 293, east side, 98.1 feet south of Twenty-seventh street, 40x100; ten story mercantile building, with store; voluntary sale; to Francis B. Hobert	100,000
Centre street, Nos. 62 and 64, east side, 44.8 feet south of Worth street, 34.11x90.11x34.11x82.6, three and four story buildings; executor's sale; estate of Charles Heins to G. A. E. Interman	60,000
Ninth avenue, No. 472, east side, 49.6 feet north of Thirty-sixth street, 25x100; four story building, with store; voluntary sale; to H. V. Mead & Co.	29,000
Third avenue, southwest corner of 158th street, 23.9x100; four story building; executor's sale; estate of Jacob Meyer; to Ralph H. Verity	23,750
Steinway avenue, east side, 495 feet north of Jamaica avenue, Astoria, L. I., 37.6x90; two story frame dwelling; also plot 37.6x90, adjoining on south; also two story frame dwelling on plot 37.6x90, adjoining on the south; executor's sale; first parcel to John Bischoff	4,450
Second parcel to Thomas A Brown	3,050
Third parcel to Sol Simon	4,800
Albert street, west side, 295 feet north of Jamaica avenue, Astoria, L. I., 100x100; two story frame barn and vacant; executor's sale; estate of Charles Heins, to Thomas A. Brown	5,800
Twenty-third street, No. 267, north side, 137.6 feet east of Eighth avenue, 18.9x98.9; four story stone front dwelling; Herbert Mee, an infant, &c., vs. H. W. Gordan, et al.; partition; to G. W. Simpson	30,800
161st street, south side, block front between Walton and Gerard avenues, 180.11x39.10x182x89.4; two story frame dwelling, with frame building in rear; to E. A. Tredwell	30,000
Gerard avenue, east side, 50.10 feet south of 161st street, 52x182, running through to Walton avenue; two story frame dwelling, with frame building in rear; N. L. Richards vs. S. M. Bradbrook, et al.; partition; to W. J. Brennen	16,100

BY BRYAN L. KENNELLY.

Twentieth street, No. 129 to 133, north side, 431 feet west of Sixth avenue, 67.6x82; six story loft building; voluntary sale; to William M. Allison	$149,000
Seventy-third street, No. 312, south side, 141 feet east of Riverside drive, 30x102.2x irregular; five story dwelling with elevator; executor's sale; estate of William L. Trenholm; to M. Rosenbaum	86,000
Wadsworth avenue, northeast corner of 175th street, 50x100; vacant; voluntary sale; to Henry Davis	20,750

BY JAMES L. WELLS.

South Oak drive, north side, lot 56, map of Bronxwood Park, 50x95; W. W. Taylor vs. A. G. MacDonell, et al.; De La Mare & Mf., attorneys; Milton Bach, referee; due on judgment, $6,741.40; subject to taxes, &c., $325; to the plaintiff	$1,500

IRON AND STEEL.

Moderate Activity in Prompt Pig Iron —Third Quarter Tin Plate Highly Active.

The domestic pig iron markets are moderately active in sales of prompt, lively in spot, and quiet in second half contracts. Steel making iron is at top notch activity. Reports of large sales of foundry iron for delivery in 1908, which were circulated in yesterday's speculative markets, were unfounded. So far the only sale for 1908 is a small tonnage of a special foundry iron, sold for shipment in January next. Reports received from twenty-eight furnace agencies exhibit that their sales of pig iron during the first quarter exceeded the records of the first quarter of last year by percentages running from 10 to 20 per cent. One local agency which has methods for getting pig iron through on nearly on time deliveries despite car famines, reports an increase of 50 per cent. in its first quarter business over the same period in 1906. Prices are firm at these quotations for furnace deliveries: Southern foundry No. 2, $18.50@$19 for second half; third quarter, $19@$19.50; spot, $22@$25. It is an incontestable fact that the railroads are making gains in shipments of pig iron from the Birmingham district to Western points. Eastern Pennsylvania foundry No. 2 X is at $23@23.50 for second half; third quarter, $23.50@$24; spot, $24.50@$25. Buffalo district, foundry No. 2 X is at $22.50@23 for second half. Neither spot nor prompt is to be had in that district. British pig iron is unchanged in this market, and is firmer across the water.

Tin plate mills are advising wholesale metal merchants that wants in third quarter requirements would better be placed as soon as is possible, as books will soon be closed for that period. In this interest backwardations are increasing in several sorts. Heavy tonnages due to local distributers under contracts for November and December deliveries are yet unfilled. Business in plates, shapes, black and galvanized sheets is continuously good, and backwardations are from fourteen to twenty-two weeks. As local steel products jobbers see the trade situation, business is increasing for spot wants, and is somewhat ahead of the business booked in the first quarter of last year for future deliveries. Among car and locomotive builders the opinion is expressed that conditions in the money market will not prevent the placement of a number of important specifications pigeon holed in the desks of purchasing agents until certain bonds, stocks and two and three year notes can be issued to provide for rolling stock and track material that must be had for upkeep of certain Eastern and Western roads. The standard rail market is shaping up in strong form to be ready for the opening of mill books for 1908 shipments, which time is set for the middle of May or the opening of June.

Boston Coppers Narrow and Dull.

BOSTON, April 10.—Boston interest in copper shares flattened out almost completely this morning. Trading was more narrow and dull than yesterday. The coppers of purely home market interest were very dull until the late afternoon, when they became more active at the expense of prices. Copper Range touched 82½, later 81; iNorth Butte, 92¼, later 90; Old Dominion, 55, later 52⅝; Calumet and Arizona fell to 162; Butte Coalition lost 1 to 25¾; Balaklala lost from 10⅞ to 10¼; Greene Cananea sold off ⅝ to 16⅝; Mexico rose to 13⅝; Trinity sold at 20½, a loss of ½; Calumet and Hecla softened 10 to 350; Shoe Machinery was up 2 at 63; Bingham fell ⅛ to 18½.

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OFFICIAL CROP REPORT.

Average Condition of Winter Wheat, 89.9; of Winter Rye, 92.0.

WASHINGTON, April 10.—The crop reporting board of the bureau of statistics of the Department of Agriculture, from the reports of the correspondents and agents of the bureau, finds the average condition of winter wheat on April 1 to have been 89.9, against 89.1 on April 1, 1906, 91.6 at the corresponding date in 1905 and 85.3 the mean of the April averages of the last ten years.

The average condition of winter rye on April 1 was 92.1, against 90.9 on April 1, 1906, 92.1 at the corresponding date in 1905 and 89.2 the mean of the April averages of the last ten years.

Court Calendar s This Day.

Supreme Court—Appellate Division.—Nos. 74, 9, 75, 71, 12, 57, 14.

Supreme Court—Special Term.—Part I.—Motion calendar called at 10:30 A. M. Part II.—Ex parte matters. Part III.—Clear. Motions—D murrers—Nos. 1439, 1467. Preferred causes—Nos. 797, 6259, 3531, 6827. General calendar—Nos. 5668, 5670 5671, 2124, 5696, 5710, 5179, 5729, 5745, 5751, 5758, 5318, 5762, 5766, 5778, 4578, 4492, 5309, 5325, 4961, 5158, 5168, 4713, 5519, 5731, 3907, 5752, 5780, 5777, 5787, 4063, 4478 5734, 5691, 5401, 5724, 5740, 5752, 5710, 3679, 5523, 2973, 5349, 5763, 5774, 5279, 5481, 4250, 5238, 4687, 4689, 5727, 1431, 5091, 5690, 2975, 5442, 4693, 3271, 3272, 2290, 3238, 4737, 5068. Part IV.—Clear. Cases from Part III. Part V.—No day calendar. Part VI.—Case unfinished. Cases from Part III. Part VII. Case unfinished. Cases from Part III. Trial Term.—Part II.—Case unfinished. Short causes—Nos. 3351, 2707, 3189. Part III.—Case unfinished—Nos. 614, 227, 639, 506, 562, 797, 811, 820, 829, 831, 833, 840, 867, 868, 871, 894, 726, 759, 789, 873, 762, 819, 823, 840, 848, 841, 877, 882, 898, 837, 857. Part IV.—Case unfinished. Part V.—Clear. Part VI.—Case unfinished. Part VII.—Case unfinished. Cases sent from Part III. to Parts IV., V., VI. and VII. Part VIII.—Cases—Nos. 3284, 3135, 1109, 1166, 601, 845, 847, 639, 1042, 815, 806, 807, 809, 4231, 1147, 543, 591, 711, 811, 1137, 1158, 707, 816, 849, 862, 908, 630, 927, 999, 1008, 1249, 2840, 421. Part IX.—Case unfinished. Part X.—Case unfinished. Part XI.—Case unfinished. Part XII.—Case unfinished. Part XIII.—Case unfinished. Part XIV.—Case unfinished. Inquests—Nos. 3282, 3294, 3312, 3355, 2817, 2577, 2579, 2595, 2605, 2769, 2770. Day calendar—Nos. 1233 1335, 1483, 2729, 992, 1475, 437½, 353, 751, 2994, 1789. The following cases will be called at 4 P. M.—Nos. 883, 387, 1457, 668¼, 1740, 1579, 1622, 3471, 342, 815, 1712, 1786, 1609, 1682, 1752, 1746, 747, 886, 1770, 1737, 3246, 3012, 325, 817, 3424, 3007, 2981, 2276, 2762, 681. Part XV.—Case unfinished. Part XVI.—Case unfinished. Part XVII.—Case unfinished. Cases sent from Part XIV. to Parts XV., XVI. and XVII.

Surrogates' Court—Chambers.—For probate—Wills of Mary Ward, Josephine W. Carnes, Elsner C. Gunther, Bertha Thornstine, Katie O'Neil, Anna C. Hutchison, at 10:30 A. M.; Carrie E. Ghee, Martin Wenz, Anna Quinn, Louis Shillach, at 2:30 P. M. Trial Term.—No day calendar.

City Court—Special Term.—Court opens at 10 A. M.—Motions. Trial Term—Part I.—Clear. Nos. 681, 2336, 1877, 2296½, 6753, 1958, 1668, 2376, 2378, 2384, 7521½, 789, 1093, 752, 7502, 2365, 2366, 2024, 2368. Part II.—Case unfinished. Nos. 2256, 7295½, 2290, 1731, 2183, 2230. Part III.—No day calendar. Part IV.—Clear. Short causes—Nos. 7097, 6785, 6623, 7139, 6738, 6782, 7077, 6603, 7255, 6269, 7243, 5952, 6585, 6952, 7140, 7119, 7058, 7091, 3255, 7214, 6619, 6964, 5285, 7020, 7291, 7011, 7115, 7197, 6784, 7081, 7204, 7150, 7263, 7126, 7094, 6601, 7105, 6121, 5773, 7325, 7155. Part V.—Case unfinished. Nos. 1669, 1785, 2340, 2341, 1925, 7374½, 2342, 2355, 2312, 2150, 2151.

Court of Appeals Calendar.

ALBANY, April 10.—Court of Appeals calendar for to-morrow: Nos. 181, 28, 152, 185, 156, 157, 158 and 160.

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GREAT SOUTH BAY.
One or two acre building plots with permanent access to the shore can now be purchased at a reasonable price.
Property fully restricted. Title insured. Monthly commutation, $12.80.
W. K. ASTON, Owner, 80 Wall Street.

A PLOT OF LOTS in the heart of Jamaica; will sell one or all, $250 each; small payment down, balance $5 a month. F. S., 241 Hooper st., Brooklyn.

FOREST HILLS, BOROUGH QUEENS—Houses and lots for sale. LORD MEYER DEVELOPMENT COMPANY, 62 William st., New York.

Large Residences, Village Homes, Water Fronts, Farms and Acreage. Tel. 22A.
JEREMIAH ROBBINS, Babylon, L. I.

LOTS at Massapequa, $245; $10 down, $5 per month. Queens Land & Title Co., Times Bldg., N. Y.

BEECHHURST ON THE SOUND; at Whitestone Landing. Shore Acres Realty Co., 202 E. 23d st.

GARDEN CITY ESTATES; homes built to order Address Flatiron Bldg., New York.

Business Troubles.

A creditors' petition in bankruptcy has been filed against Ellis Goldberg, doing business as Goldberg & Co., importer of beads, tinsel and novelties at 688 Broadway.

Gustav Pullman, residing at 918 Ninth avenue, has filed a petition in bankruptcy, with liabilities $8,706. He was formerly a florist.

Henry Parchen, grocer, at 979 Park avenue, has filed a petition in bankruptcy, with liabilities $6,334 and assets $2,158.

REAL ESTATE FOR SALE—NEW JERSEY

NEW JERSEY FARMS FOR SALE.
To raise poultry come to Vineland, where soil, water, climate and markets are in your favor; 5 acres choice level land, high and dry, for $125; payable $5 monthly; 5,000 inhabitants; fine schools and churches; glass and shoe factories, prettiest city of its size in country; trolley to Philadelphia and Atlantic City; 2 railroads to New York; splendid roads. Write for particulars. U. S. REALTY & MINING CO., Atlantic City, N. J.

MONTCLAIR, N. J.—For sale or rent, large, new, up to date house, with all improvements and about ½ acre ground, near Lackawanna station; also for sale, large mansion, stable and outbuildings, with four acres; finest site on mountain. JAS. VAN DYCK CARD, 309 Columbus av.

HACKENSACK, Bergen county; 7 miles from New York; 17 acres, right in town; 500 feet from two trolleys; 7 minutes walk from three railroad stations; level, high ground; good buildings; ready for subdivision; $750 per acre. CONDICT, 15 Exchange place, Jersey City.

ARLINGTON, N. J.—New house for sale; nine rooms; every improvement; handsomely decorated; lot 50x100; 70 Stewart av.; convenient to R.R. and trolley. For particulars G. W. MASON, 138 Johnston av., Kearny, N. J.

$1,600 CASH, balance mortgage, buys attractive cottage; 6 large rooms, bath; beautifully located; 7 min. to sta. F. HANSEN, River Edge, N. J.

LARGEST REAL ESTATE AGENCY—Improved and unimproved properties; bargains. The Emery Agency, Tom J. Emery, Atlantic Highlands.

LONG BRANCH summer cottages, homes, farms, lots, acreage, ocean fronts. VANHUEL & BLAISDELL, 511 Broadway, Long Branch.

INFORMATION about Greater Long Branch furnished. Apply Publicity Bureau, B. B. BOLBITT, Director, Long Branch.

LEONIA, N. J.—One acre; large house; all improvements; stable; near depot, trolleys. OWNER, box 17, Leonia, N. J.

ATLANTIC HIGHLANDS, N. J.—Cottages to rent, $125.00 up; farms and small residences for sale. J. L. SWEENEY.

FOR SALE or rent handsome cottage near McCall's and Guggenheim's. W. LOVE, Long Branch, N. J.

I HAVE THE MOST DESIRABLE COTTAGES to rent or sale at Avon-by-the-Sea. C. D. SNYDER.

LONG BRANCH and vicinity cottages for sale or rent. Star & Crescent Realty Co., Long Branch, N.J.

LAKEWOOD, N. J.—Furnished and unfurnished houses. J. LYNCH, Real Estate, Lakewood, N. J.

RED BANK, N. J.—Write for list of houses for rent and sale. H. S. HIGGINSON, Red Bank, N. J.

SPRING LAKE BEACH, N. J.—Cottages for sale or rent, $200 to $8,000. P. C. BROWN.

HOTELS and Cottages for sale or rent for season. SUBRINSKY & KLEIN, Atlantic City, N. J.

3,000 FEET of shore front lots sold on easy terms. Keansburg Shore Imp. Co., 141 Broadway.

COTTAGES for sale and rent; send for booklet. OSBORN & SMITH, Ocean Grove, N. J.

FURNISHED Cottages, Farms a Specialty with C. D. SULLIVAN, Red Bank, N. J.

LAKES, farms, homes for sale. E. J. CAHILL, Boonton, N. J.

FOR RENT.

BUNGALOW COTTAGE to rent for season on Shrewsbury River; 5 rooms and bath; $400 for season. P. HALL PACKER, Seabright, N. J.

SHREWSBURY INN—Open June 20; furnished cottages for rent with or without hotel service. JAMES ENRIGHT, JR., Oceanic.

LONG BRANCH, WEST END, ELBERON—Choice furnished cottages for rent. WARDELL & BURKE, West End, N. J.

ATLANTIC HIGHLANDS, N. J.—Summer cottages to let, $300 upward. List on application. WM. M. FOSTER & CO.

ALLENHURST AND ASBURY PARK, N. J.—Desirable cottages now renting. J. FRANK APPLEBY, Asbury Park, N. J.

OCEAN GROVE, N. J.—Furnished cottages and boarding houses to rent. E. N. WOOLSTON, Ocean Grove, N. J.

FURNISHED Summer Houses, list on application. GEO. W. PITTENGER, Seacoast Bank Bldg., Asbury Park, N. J.

FURNISHED COTTAGES; modern improvements; rates reasonable. R. C. GORE, Avon-by-the-Sea, N. J.

BELMAR, N. J.—Cottages for rent; booklet on application. B. R. SLOCUM, Belmar, N. J.

RED BANK, N. J.—Furnished cottages for season. E. W. WISE, Red Bank, N. J.

IF you want to rent a summer home see J. D. BEEGLE, Asbury Park, N. J.

REAL ESTATE FOR SALE.

YOU have been thinking about that house in the country or suburbs. We have desirable places in best localities around New York; our services are at your command. HOLLAND LAND & CONSTRUCTION COMPANY, Tribune Building.

FARMS for sale cheap. Write NELSON TOWNE, Farm Expert, Stafford Springs, Conn.

FOR RENT.

FURNISHED HOUSE TO RENT FOR SEASON at Mountainville, Orange Co., N. Y., on Erie R. R., about 1½ hours out from city; 8 rooms; modern plumbing; verandas on three sides; fine scenery; new stable and carriage house; grounds about 3 acres; fruit trees, &c.; rent, $400. Address H. E. J., P. O. box 459, New York.

COTTAGES TO LET.

11 ROOM HOUSE; furnished; Campgaw, N. J., on Susquehanna; 1 hour out; 1 mile from station; large grounds; house has all improvements; near Ramsey; $450 for season; splendid opportunity. WILLIAMS & McANERNEY, 500 5th av.

REAL ESTATE FOR SALE—BRONX.

LOTS, $250, on line of Jerome Ave. Subway; take Jerome Ave. trolley to end. BELDEN'S OFFICE, branch of 215 West 125th St.

CONNECTICUT REAL ESTATE FOR SALE

27 ACRES fronting 1,200 feet on beautiful Lake Pocatopaug; $100 per acre. FISHER, East Hampton, Conn.

REAL ESTATE FOR SALE—RICHMOND.

SUMMER and Winter Homes at Terre-Marine Park, Staten Island. TERRE-MARINE CO., Huguenot Park, S. I.

FURNISHED ROOMS TO LET.

123D ST., 457 WEST—Room in private family of two; very neatest of care and moderate. Address or call evenings. FRED F. FRENCH.

TO LET FOR BUSINESS PURPOSES

ON ACCOUNT OF REMOVAL
due to more space being required
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For Sixteen Light Offices on Fourteenth Floor
of a modern office building on Broadway, center of Financial and Manufacturing District.
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Magnificent view from offices and location unsurpassed for transit facilities.
F. C. PETERS,
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