REAL ESTATE NEWS, NOTES AND GOSSIP

Trading Maintains Strength and Volume; Gives No Sign of Summer Letup.

The Orphan Asylum Society sold to Max J. Breitenbach the two five story loft buildings at 51 Warren st., through the block to 51 Murray st., 50.2x175. The buyer is at present located at 53 Warren st., and also owns on the same block the two five story lofts at 37 and 39 Warren st.

The five story building at 136 West Forty-second st., near Broadway, 25x98.9, has been sold by the Schenectady Trust Company, as trustee for the estate of Dr. Robert M. Fuller. J. Sidney Bernstein represented the new owner, an investor, as attorney.

George S. Runk sold for Charles Steel the 25 foot garage at 137 West Fifty-first st.

Wilson Brown, Jr., trustee for the Horton estate, sold 5 Chatham square and 5 to 9 Doyers st., one five story and three four story buildings. This is the first sale of the property since 1854.

Cross & Brown Company sold the two five story stores and lofts, 50x100, at 76 and 78 Warren st., between West Broadway and Greenwich st., for St. Mark's P. E. Church to John Richard Mannheim.

Candy Shop for Hotel Bar.

The bar and cafe of the Broadway Central Hotel, at Broadway and Third street, one of the oldest and finest places of its kind in the city, closed its doors this week and will henceforth be occupied as a confectionery store. Frederick Southack and Alwyn Ball, Jr., have leased the premises for Jay G. Wilbraham, proprietor of the hotel, to a large candy company for a long term of years, and the improvements planned will cost about $30,000.

Dwelling Sales Reported.

Maurice Wertheim and the Brown Wheelock Company resold for Gustave E. Walter the two three story dwellings at 150 and 152 East Forty-fifth street, 37.6x100.5, to the Children's Aid Society for offices. Mr. Wertheim was the broker who sold the properties recently for the Toumey and Bird estates to the present seller, who purchased them to protect his holdings in the rear in Forty-fourth street, where he owns a plot 75x100.

Albert B. Ashforth, Inc., sold for the estate of Elizabeth Beck Sands to a client of Robert M. Bush & Co. 39 East Sixty-first street, a four story dwelling, 21x82.5.

Pease & Elliman and Maurice Wertheim sold the four story dwelling, 25x85, at 138 East Forty-fourth street for Joseph L. Buttenweiser.

L. J. Phillips & Co. sold for Isaac Oppenheimer 31 West Seventy-fourth street, a four story dwelling, 20x102.2. The seller purchased the house through Phillips & Co. several years ago.

Van Vliet & Place sold for Louis Bergmann the dwelling at 25 Bethune street, 22x79.

Miss Elizabeth B. Sands sold the four story residence at 31 East Sixty-fifth street, 21x82, east of Madison avenue.

George W. Brettell sold for Edward S. Clinch, executor, 149 East 117th street, a three story dwelling, 16.8x100, to Mrs. Annie Brown.

George W. Sasse sold for Dr. J. Douglas Malcolm 315 West 112th st., a three story dwelling, 16.8x100.

Multi-Family Houses Sold.

Harold A. Olsen, of Frederick Zittel & Sons, sold for Lipshutz & Webber 247 West Seventy-sixth street, a five story converted house, 19x102.2, containing ten apartments of two rooms and bath and renting for $9,500.

The six story apartment, 50x100, at the northwest corner of Pinehurst avenue and 178th street has been purchased by the Fernciliff Building Corporation from Lewis T. Knox, executor.

Dalton Realty Corporation sold to Samuel J. Saur the two six story apartments at 207-209 West Eighty-fifth street, 45x102.2, between Broadway and Amsterdam avenue.

G. Tuoti & Co. sold for M. Kohn the four story flat 165 East 108th street.

Isaac Modell and Solomon Lowenstein sold to an investor for cash the six story tenement, 42x100.11, 247-251 East 123d street. The sellers were represented by Walter M. Wechsler, as attorney.

MISCELLANEOUS LEASES.

Mme. Lichtenstein, Inc., milliner, rented two store floors in 9 East Fifty-seventh street, which will be altered. The transaction was arranged by the Wheeler Realty Corporation, agent.

Charles B. Van Valen, Inc., leased store and basement in 118 Pearl street to the Nova Tea Room for twenty-one years at an aggregate rental of $150,000. This is the fifth downtown tea room opened by the Nova Company.

Pease & Elliman leased offices in 19-31 West Forty-third street to John H. Perry; also the store at 82 Beaver street to the Gem Fountain Company, and apartments as follows: In 21 West Fifty-eighth street, to Miss Mary Carmen; in 115 East Eighty-second street, to Miss Charlotte Tonzelin; in 40 East Eighty-third street, to Joseph Schweiser; in 591 West End avenue, to H. P. Nash; in 204 West 110th street, for Bing & Bing to H. H. Anderson; in 258 Riverside Drive, to W. H. W. Westmoreland, and in 255 West End avenue, to E. Roffi.

Douglas L. Elliman & Co. leased an apartment in 103 East Eighty-sixth street for the State Construction Company to Frederick R. Wulsin; also apartment in 112 East Seventy-fourth street to Mrs. John A. McCall, and in 120 West Fifty-seventh street to W. E. Howe; also apartments in 30 East Fifty-fifth street to Morgan Wing, Charles H. Higgins, George R. Fearons, and with the Plaza Realty Company, to Frank Hamilton Davis.

Payson McL. Merrill Company leased store at 63 Washington Square South to Miss Norah McLaren; also a duplex studio apartment in 257 West Eighty-sixth street to Mrs. Frederick R. Hutton; in 133 West Fifty-sixth street to Allan H. Synge; a furnished apartment in 51 West Fifty-second street to Eugene S. Willard, and a furnished apartment in 39 West Fifty-fifth street to H. B. Newins.

Douglas Gibbons & Co. rented an apartment in 264 Riverside Drive to Gray Miller and in 27 West Forty-ninth street to John J. Roys.

BRONX TRANSACTIONS.

M. L. & C. Ernst sold for occupancy to Augusta Bergeson the three story two family house at 329 Concord avenue, near 142d street, 20x80, through E. Smith, broker.

E. Osborne Smith, Inc., sold for the Burnside Avenue Realty Corporation the plot in the west side of Grand avenue, 80 feet south of Burnside avenue.

BROOKLYN DEALS REPORTED.

A. H. Howe & Son sold for the estate of Jasper W. Gilbert the five buildings, 100x75, at 144-152 Court street, to James J. Fox.

William Liss, Inc., resold five new one family houses with garages in the West side of East Twenty-first street, 300 feet south of Avenue U, for O. & S. Realty Corporation to the Mordard Realty Corporation. The sellers took in part payment a four story eight family house at 83 Kingston avenue.

Charles Partridge sold the two story dwelling at 1313 Pacific street for Louis Borchardt.

John Pullman Real Estate Company sold 345 Twenty-first street, a two family 20 foot dwelling, for David J. Carter to John Brodwoski.

SUBURBAN TRANSACTIONS.

The country home of the late Papal countess, Annie Leary, at Pelham, has been bought by Elks Lodge 104 for $46,000. Of this amount $6,000 was paid for the furniture. The house occupies a plot fronting 200 feet on Pelham street, 175 feet on Bellevue avenue and 50 feet on Prospect Hill street. The Elks plan to build an extension to the house.

J. Clarence Davies with Howell & Co. sold for Mrs. H. R. Mussey to Mrs. Theodora Hodgson a dwelling with 2½ acres at Croton on Hudson, N. Y.

E. C. Griffin & P. H. Collins sold a half acre plot in Larchmont avenue, village of Larchmont, block 41, lot 18, for the Bulkley estate of Detroit, Mich., to Dr. E. J. Smith; also in Mamaroneck a flat with stores on plot of five lots for the Home Savings Bank of White Plains, to N. & D. Doria; also rented for Mrs. Eugenie S. Wright her cottage in Larchmont avenue to Herbert Schwartz.

George Howe sold the estate of fifty-five acres and modern farm buildings for Mrs. Frances W. Wilcox in Peekskill, N. Y., to Chester A. Patterson.

Harvey Craw sold the water front home at Shoreham, L. I., owned by Albert Barnes, to Arthur E. Hepburn. The property adjoins the Channing Pollack and John Hanna homes and commands a view over Long Island Sound at its widest point.

Payson McL. Merrill Company leased furnished for the season for Mrs. Maurice La Montagne to Walter R. Herrick her property on the westerly side of Meadow road, Lawrence, L. I.; also leased furnished for the season for E. A. Robertson to Harold R. Talbot, his property at Fishers Island, N. Y.

Bowles & Co. sold for Alexander A. Lincoln his house at the corner of Leonia av. and Cottage place, Leonia, N. J., to George C. Hedden.

REALTY NEWS BRIEFS.

The American Linseed Company, with offices in the Woolworth Building, is the buyer of the eight story Children's Society Building, at the southeast corner of Fourth av. and Twenty-third st., sold on Thursday through Wm. A. White & Sons.

Cammann, Voorhees & Floyd, agents for the Cleveland apartments, at 126 to 130 East Twenty-fourth st., reported as having been sold, deny the report absolutely and state that no negotiations with reference to a sale are pending.

Horn & Hardart Company is the buyer of 691 Eleventh av., sold recently through Tankoos, Smith & Co.

Douglas Gibbons & Co. announce that Howard Teetor, formerly with William B May & Co. and Albert B. Ashforth, Inc., is now associated with them in their dwelling house department.

Delfino Cinelli is the buyer of the dwelling at 40 East Fiftieth st., sold recently.

Charles B. Van Valen, Inc., have been appointed agents for 87, 91, 93 and 95 West Houston st.

Plans were filed yesterday for a $200,000 seven story office building to be erected at 1715 and 1717 Broadway by the Haynes Automobile Company.

Jamaica Lot Sale To-day.

The I. Lincoln Seide Company will offer at public auction to-day at 2 o'clock, on the premises, sixty-five lots at Jamaica Junction, in the Fourth ward, Borough of Queens. This is the balance of 120 lots which the auctioneers offered on Saturday, June 12.

IN THE AUCTION ROOMS.

[14 VESEY STREET.]
By Joseph P. Day.

11TH AV., 842, 25x50, 5 sty tnt and strs—Ben Goldenberg agt Kath F Reynard et al; Harold Swain, atty; due, $5,626; taxes, &c, $429; withdrawn.

11TH AV., 844, 25x50.8, 5 sty tn tand strs—City Real Estate Co agt Kath F Reynard et al; same atty; due, $5,967; taxes, &c, $800; withdrawn.

[BRONX EXCHANGE.]
By Henry Brady.

JACKSON AV, 417, w s, 400 s 147th st, 25x144.5x25.3x147.8, 3 sty tnt and strs—Wilhelmina Gravel agt John Oshwein, Jr, et al; Edw A Acker, atty; due, $9,346.22; taxes, &c, $510.50; to the plaintiff for.....$5,000

INVESTORS ASKED TO HELP HOUSING

Conference Censures Those Who Withdraw From Mortgage Market.

Censure of investors for withdrawing money from the mortgage market was expressed yesterday at a meeting of the sub-committee on investors of the Mayor's Housing Conference Committee, held in the office of Frank Mann, Tenement House Commissioner, in the Municipal Building. To the investing public in general and to savings banks in particular it was decided to make one further appeal to finance new buildings.

Walter Stabler, chairman of the sub-committee and comptroller of the Metropolitan Life Insurance Company, arranged with Henry A. Schenck, president of the Bowery Savings Bank, for a meeting on July 8 of savings bank officials to devise ways and means of arousing the interest of bank officials generally to the seriousness of the situation. "I think if the savings banks in particular should let it be known that they would take loans on buildings, the building loan operators would speedily finance all the needed building," Mr. Stabler said. "Money is leaving the mortgage market—there isn't a day passes without some indication of this— and what is taken away by these people must be replaced.

Remedy in Tax Exemption.

"The savings banks seem the logical place, as their depositors are mostly working people, among whom the shortage of homes is most acute. Several big estates in this city and elsewhere are known to be selling their real estate and calling in mortgages, to sink the money in tax exempt securities, and the situation is grave unless Congress does something to stop this withdrawal. We might try to have our own State Legislature exempt mortgage loans from taxation, and this State action might have some influence on Congress.

"Of course it would be preferable to buy 7 per cent. bonds instead of 5½ and 6 per cent. mortgages, but it is our duty under the present conditions to buy mortgages. Until this condition arose our company never invested in building loans, but we now hold loans on more than 300 buildings going up in Brooklyn and Long Island City, and have $3,000,000 loaned on 'walk-up' apartments being erected in The Bronx. Several of the savings banks are already loaning on building operations, and we can accomplish a great deal if we get other savings banks to do the same."

There was considerable discussion of the recently passed rent laws, led by Clarence H. Kelsey, president of the Title Guarantee and Trust Company. He asserted they merely had put off for ten or twelve months the building operations that will be made no matter how high the rents thereafter may reach.

"All our efforts should be bent to produce the space to live in, not to regulate the price for occupying it," he said. "Tenants should be told that there is not sufficient space, that they must pay the price until the space is sufficient, and then the price will come down."

Labor Will Not Cooperate.

A meeting of the subcommittee on building preceded the investors' meeting, with Edward M. McDougall, president of the Queensborough Corporation, as chairman. Reports on conditions by several large builders summed up their difficulties in poor transportation of supplies, scarcity of them, and unwillingness of labor to cooperate for the relief of the housing shortage.

Mr. Mann suggested the creation by law of a commissioner with power in crises to set aside existing statutes and ordinances when the situation warranted it. To this W. D. Goss, large builder, replied: "Lots of labor isn't utilized even now; and if labor is willing to help devise some way of building houses and producing materials with this unused labor, the situation can be met without change of laws."

HOTELS AND RESTAURANTS. HOTELS AND RESTAURANTS.

Great Northern Hotel
118 West 57th Street and 100 to 121 West 56th Street
Charming Apartments of two, three, four and five rooms now offered for lease by the year or season, to date from October 1 or sooner if desired.
It is advisable to make your leases now.
Great Northern Restaurant. Highest Class. 'Phone Circle—1900.

FACING BEAUTIFUL CENTRAL PARK
Hotel Netherland
5th Ave. at 59th Street
NEW YORK'S MOST SUPERB LOCATION
Charming Apartments of two, three, four and five rooms now offered for lease by the year or season, to date from October 1 or sooner if desired.
Newly decorated and refurnished throughout. It is advisable to make your leases now. NETHERLAND RESTAURANT. HIGHEST CLASS. 'Phone Plaza 3700.

TO-NIGHT AFTER THEATRE
Bal Tabarin
OVER THE WINTER GARDEN
Broadway at 50th St.
KEEGAN & EDWARDS Kings of Syncopated Melody from Ziegfeld's Frolic
BOBBY BURNS With His "Bazooka"

BEDINI'S SHELBURNE GIRL REVUE OF 1920
An Elaborate Production.
TWICE NIGHTLY AT 7:30 & 11:30.
Lieut. J. TIM BRYMN'S Famous "Black Devil" Jazz Band.
Dancing Aft'n'ns & Evgs.
HOTEL SHELBURNE
Ocean Parkway, Brighton Beach, N.Y.

309 West 86th Street
NEW APARTMENT HOTEL.
SUMMER RATES
Furnished, one room with bath, $4 per day, $20 per month.
Two rooms with bath, unfurnished, top floor, south and east exposure, $150 per month to September 30; $2,400 per year from October 1. October rent list ready.
See Superintendent on premises.

Hotel George Washington
116 West 72d St.
SUMMER RATES
1 room with bath.....$90
2 rooms with bath.....$150
October rent list ready.
See Manager on premises.

HOTEL LUCERNE, 201 West 79th St.
HOTEL WILLARD, 76th st. & West End av.

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on premises at 2 P. M., Rain or shine
133 CHOICE BUILDING PLOTS
WHITE PLAINS
ON GREENRIDGE AVE.
Grand View, Long View, Davis, Lexington and Smith Aves.
70% on Mortgage for 3 years at 5%.
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Real Estate. Auctioneer.
18 East 41st St., N. Y. C.
Convenient trains leaving Grand Central Station TO-DAY, Standard Time: 10 A. M., 10:35, 11:30, 11:55; 12:22 P. M., 12:48, 1:07, 1:35, 1:45. Daylight saving time is one hour earlier. Buses will meet all trains and take people direct to property.

JOSEPH P. DAY, Real Estate, Auctioneer, 67 Liberty st., N. Y. Phone Cort.—744.
JERE JOHNSON, JR., CO., Auctioneers, 193 Montague st., Brooklyn, N. Y.

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Above 14th st. to 59th st. (Inclusive), East River to North River.
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T. A. & J. J. FOGARTY,
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Above 59th St.—5th Av. to East River.
FIFTH AND PARK, IN 70'S
Cooperative apartments; $15,000.
Six spacious rooms and three baths.
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Mortgage Money
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FOR CONSERVATIVE APPLICATION
Choice location—good land value—conservative application. Prompt answer—reasonable charges.
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EAST 61ST ST., $20,500.
17x60 ft., 4 story and basement, near Third. FRANK L. FISHER CO., 50 East 42d st.

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FOR SALE.
PRIVATE DWELLINGS
Between West End Av. and Riverside Drive.
82D STREET.
Four story and basement; 14 rooms; Possession October 1.
84TH STREET.
Three story and basement; 10 rooms, 4 baths, electric lights, parquet flooring throughout; immediate possession.
88TH STREET.
Four story; 14 rooms, 3 baths; immediate possession.
S. L. PAKAS,
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Price $36,000—Rentals $6,240
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FOR SALE TO CLOSE ESTATE
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Dwelling.....No. 88 Clermont Avenue
Dwelling.....No. 135 Clermont Avenue
Dwelling.....No. 137 Clermont Avenue
Store & Flats..No. 175 Willoughby St.
Dwellings..Nos. 201-3 Concord Street, 221-5 Gold Street, L shaped.
Vacant Lot..No. 47 Coney Island Rd.
Dwelling...No. 12 Willoughby Avenue
Store & Flats..No. 378 Myrtle Avenue
Store & Flats...No. 54 Myrtle Avenue
Factory..Nos. 29 to 45 Rodney Street
Factory..Cor. Kent Ave. and N. 8th St.
INVESTORS, ATTENTION! Brokers Protected. For further information look at properties and address
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For sale or rent, beautiful nine room house and garage recently completed, 235 Amherst st., Manhattan Beach. Steam heat, parquet floors throughout; best construction; all latest improvements; $5,000 cash will buy same, balance on terms to suit; immediate possession. Open for inspection Sunday afternoon. Apply J. H. Garmesey, 51 Chambers st., New York. Phone Worth 111, or Coney Island 876.

2,500 DOLLARS
Will buy new stucco 6 room and inclosed porch one family house; all improvements; parquet throughout; independent runway for garage; 1157-1159 East 13th st. Balance on easy terms. Caretaker on premises or phone Cortland 3062.

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Fronting the Trolley.
Lincoln av. and Rockaway Boulevard; other lots from $200 to $375, except in blocks fronting on Rockaway Boulevard; public schools, stores, churches, &c., just across the street; terms $10 down and $1 per week; exceptional values; loans easily obtained; title guaranteed by Title Guarantee and Trust Co.; write for free bird's eye view and photographs; go direct; take Fulton st. elevated train to Grant av., change to traction trolley, get off at stop 189; agent on property. E. E. MEACHAM & SON, owners, 13 Park row, New York city, 33 years in the real estate business.

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$8,900 buys beautiful $10,400 house; foreclosed site; fine surroundings; near station; half hour Manhattan; large plot; wide boulevard; parquetry, open fireplace, tiled bath, tiled kitchen, artistic decorations; $2,000 cash; easy payments; save brokerage.
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Just west of Broadway.
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Apply on premises or
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SMALL COUNTRY PLACE
MODERN CITY CONVENIENCES.
Express Service—Easy Commuting. 50 Minutes from Grand Central.
House contains 8 rooms and 2 baths. In the pink of condition. Glass enclosed sun porch 30x12; fireplaces, window seats, copper screens and awnings, Spencer hot water heater, excellent water supply, automatic electric pump. Nearly 2 acres with apples, grapes, asparagus bed, berry bushes. Garage for 2 cars with shower and washing apparatus. Modern poultry house and runs.
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THERE ARE FEW
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OFFERED AT VERY LOW PRICES TO CLOSE OUT HOLDINGS.
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Large Cottage containing 25 rooms, three bath rooms, garage, stable; surrounded by beautiful grounds, partly furnished; for rent or sale, very reasonable; immediate possession.
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460 acres, $40,000.
Eleven room modern country house, furnished. Older brick house. Beautifully situated; near fashionable Woodstock; 1,000 ft. river frontage; automobile; orchard; sugar bush; timber; wood; 125 acres tillage; fine modern barns; fully equipped model farm; registered stock; modern machinery. G. W. HANDY, West Hartford, Vt.

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IMMEDIATE POSSESSION
REDUCED RENTAL
for balance of Season.
Open for Inspection.
GREENWICH
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One acre on water; modern house, fully furnished; 12 rooms, 3 baths, garage for two cars.
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Large house with beautiful grounds, corner Broadway and Meadow Drive, opposite golf links, for rent for summer season. Reasonable terms to desirable tenants. Phone Bryant 3173, or apply to local brokers.

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Elevators, heat, excellent light, immediate possession; suitable salesrooms or manufacturing; rent reasonable.
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FIREPROOF BUILDING.
2 freight elevators; immediate possession.
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Unfurnished apartments, 5 and 6 rooms, bath and shower; all improvements; electric light, steam heat and telephone; 1st floor being altered for light business. Inquire on premises or H. V. MEAD & CO., 397 8th av.

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4 rooms and bath.....$110
3 rooms and bath..... 90
4 rooms and bath (Housekeeping). 125
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Above 59th St.—5th Av. to North River.
A REAL HOME
COLUMBIA COURT, 431 Riverside Drive,
Corner 115th St. Beautiful section of Drive.
SOUND, CO-OPERATIVE PLAN.
10 APARTMENTS ALREADY SOLD.
7, 8 AND 9 ROOMS AND 2 BATHS,
$7,600 to $11,800.
AN EXCEPTIONAL INVESTMENT.
Apply on premises, or
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212 West 72nd St. Tel. Columbus 5116.

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WANTED, first mortgage $50,000 permanent loan on new motion picture theatre five years; pay bonus. NEW YORK REAL ESTATE COMPANY, 135 Broadway. Rector 2661.

CITY REAL ESTATE.

Above 59th St.—5th Av. to East River
A FIVE STORY FLAT, TWO STORES, 1248 2D AV., NEAR 65TH ST.: WILL SELL CHEAP. SILBERSTEIN, 3 EAST 28TH ST.

Above 59th St.—5th Av. to North River.
DEAL directly with owner unusually well built house, West 70's, Manhattan; 16 rooms, five bath rooms; all hardwood, cabinet finish; all improvements; excellent repair; price low to quick purchaser; best investment. Particulars address B., 1642 Sun-Herald, Brooklyn.

Borough of Manhattan—Miscellaneous.
MODERN house, eight rooms, all improvements, double garage; tennis club handy; price $10,875 to quick buyer, terms; property must be seen to be appreciated. C. A. MANN, 505 5th av.; telephone Murray Hill 4853.

Borough of Bronx—Sale or Rent.
CITY ISLAND—Water front lots, 300 feet deep. J. FRANKLIN, 313 East 140th st., Bronx.

IMMEDIATE POSSESSION.
2766 Briggs av., near 196th st., nine room private dwelling; parquet floors, electric light; plot 50x100; all newly decorated; convenient to Jerome av. subway or 3d, 4th and 9th av. "L." Call at premises any day, 1-5, or ALEXANDER SELKIN, 882 Prospect av.

NEAR CONCOURSE.
Ten rooms, lot 50x100; two blocks from Jerome av. subway or 6th or 9th av. "L" at Kingsbridge road; garage. Call 2641 Creston av., near Kingsbridge road.

ONE FAMILY eight room residence, in first class condition; all improvements; on 50 foot plot, with room for garage; on Hoe av., near Freeman st.; exceptional value; price $11,500; agreeable terms. GEORGE J. PALMER, 220 Broadway.

Borough of Brooklyn—Sale or Rent.
BARGAIN in a two family stone front dwelling; 13 rooms, 2 baths and separate toilets, electric lights, steam heat, parquet floors, directly opposite Sunset Park; perfect condition; price $16,000; $5,000 cash required, balance on agreeable terms; can be seen any time. Owner's residence, 550 44th st., Brooklyn.

BARGAIN, 550 44th st., Brooklyn.

SUMMER dulness makes builder cut $1,000 from nine room cottage; choice location; $4,000 cash required. B., 1640 Sun-Herald Brooklyn.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.
ATTRACTIVE, well built, all year home. White Stone Landing, L. I.; 25 minutes Pennsylvania Station; 10 rooms, sun parlor, sleeping porch, 3 baths, hot water heat, double garage; near Sound; immediate possession. BRUCE BROWN, phone 1252 Flushing.

A beautiful place in Valley Stream, seven minutes from station; grounds 100x150; eight room house (all improvements), garage, hen and pigeon house; shade and fruit trees; &c.; has to be seen to appreciate it. R. M. DIBBLE, Valley Stream. Telephone con.

FOR SALE.—Unusually attractive all year home; new Colonial brick dwelling, with garage; first floor has large living room, dining room, kitchen, extra toilet and laundry in basement; second floor, 3 bedrooms, tiled bath; interior finished throughout in white enamel woodwork and mahogany finished doors; parquet floors throughout; hot water heat, gas, electricity; sewer, &c.; restricted section; no assessments; 5 minutes' walk to large park and bathing; one block express station, 15 minutes Grand Central, 5 cent fare; $3,000 cash required, balance on terms. For plans and photo call, write or phone J. S. WITHERS, 52 Vanderbilt av., N. Y., room 1314. Phone Vanderbilt 7507.

FLORAL PARK—SPECIAL!
Thirty minutes by electric trains; stucco on hollow tile, Spanish tile roof; built 7 years; 9 rooms and bath, glassed porch, water, electric light, gas, hot water heat, parquet floors, decorated; all in splendid condition; plot 100x100; garage; variety of fruit; 4 blocks to station on country highway; fine location; possession any time; $14,000; terms. A. H. GOLDSMITH, P. O. Building. Phone 229 Floral Park.

FOR Sale—About 1¼ acre plot; best location; Hewlett, L. I.; short distance from station; over 50 trains daily. W. A. KENT, 212 State st., Brooklyn, N. Y.

LONG BEACH—Five room bungalow, improvements; rents $450. Call M. E. REYNOLDS, Arizona and Beech sts., West End, L. I. Bus from station. Tel. Long Beach 228.

LONG BEACH—5 room furnished bungalow, improvements; rent $500. Call on M. DEFLEY, New York av. and Beech st, West End. Bus from station.

"North Shore of Long Island."
BRINTON C. BELL.
Phone 641 Bayside. Bayside, L. I.

SPRINGFIELD, L. I.—Houses and lots; bargains. SCHARENHORN, opposite station. Telephone Springfield 1817.

Westchester—Sale or Rent.
COTTAGE, 6 rooms, bath; one acre; outbuildings; fruit, shade trees, brook; $1,000 cash; balance like rent. OWNER, box 438. Phone 874J White Plains.

SCARSDALE.
New Colonial house, 9 rooms, 3 baths, spacious porch; plot 144 feet; price $24,000; convenient terms. JOSEPH ELSENER, Scarsdale, N. Y. Telephone 257 Scarsdale.

SHORT DISTANCE HOMES
Sale, lease, everywhere, beautiful Westchester. Mrs. WM. HIRSCH, Ardsley, N. Y. Tel. Dobbs Ferry 319 M

TARRYTOWN—LARGE RESIDENCE.
Nine master's rooms, 4 baths, electricity, gas, steam; splendidly constructed; good repair; old shade trees; vegetable garden; tennis lawn; superb view; good location; accept 80% as mortgage. KENNARD, 541 Lexington av.

WHITE PLAINS.
Exceptional opportunity to buy attractive home, convenient to station, with all modern improvements; spacious grounds, large shade trees, flower, vegetable and fruit gardens; price reasonable; terms to suit. 18 Mamaroneck road. Phone White Plains 227W.

YONKERS—New house, 7 large rooms; shade trees; restricted property; school nearby. HALL, 185 Lee av. Yonkers 4737.

New York State—Sale or Rent.
LAKE PLACID.
For sale—three cottages, 13, 9 and 5 room; highest and most exclusive section; every improvement; ice houses, garage, with rooms, on property 378 feet by 178; desirable for private use, leasing; widow will sacrifice for $22,000; terms. Write HARRY E. HAZARD, Treas., office Waldorf-Astoria.

New Jersey—Sale or Rent.
FOR SALE OR TO RENT, PROMPTLY, MY HOME AT SUMMIT, N. J.; 8 SLEEPING ROOMS, 4 BATHS; GARAGE; GOOD YARD; PRICE $33,000; TO RENT, $300 PER MONTH, UNFURNISHED; SPLENDID BARGAIN.
THOMAS M. SIZER, 15 WILLIAM ST.

LONG BRANCH—To settle an estate will sell five beautiful furnished cottages, single or entire plot at a bargain; on water front near ocean and depot; large grounds; would rent for summer season. S. COHAN, 161 Union av.

Connecticut—Sale or Rent.
A. M. BOLES,
Real Estate, Sound Beach. Tel. 546.

New England—Sale or Rent.
LAKE shore property for sale, 80 acres, on a fine New Hampshire lake; pine woods; two houses, boathouse and cut wood; under five hours' ride by auto from Boston. A. W. BALCH, 1 Madison av., New York.

APARTMENTS—UNFURNISHED.

Above 59th St.—5th Av. to North River.

REAL ESTATE—OUT OF CITY.

New Hampshire—Sale or Rent.
ATTRACTIVE and comfortable summer or all year round home at Littleton, N. H., in the White Mountains; 7½ acres; large house, with all modern improvements, including large furnace, city water and electric light; garage; magnificent view of Presidential Range, Lafayette, &c. Descriptive pamphlet and information on application to HENRY B. NEWHALL, 90 West st., New York.

FARM PROPERTY.

FOR SALE—FARM.
A money making stock farm in the southern part of Vermont; 150 acres of cultivated and hay land, 90 acres of pasture and sugar orchards and wood; fruit; 14 room house and 7 room house, barns to accommodate 70 head of cattle, horse barn for 8 horses, machinery, granary, ice, carriage houses; stocked with 42 head of cattle and milch cows, 4 good horses and several swine. For particulars address Box 590, New York city.

TEN acre fruit-poultry farm; house, improvements; barn, chicken coops; commuting distance; $5,500. CYRIL FERRALL, Campgair, N. J.

SUBURBAN HOMES TO LET AND FOR S