

BUSINESS PLACES WANTED.

BUILDING with some depth on one corner... HOUSES TO LET—FURNISHED.

HOUSES TO LET—FURNISHED.

Borough of Brooklyn. FURNISHED HOUSE TO LET. APARTMENTS TO LET—FURNISHED.

HOUSES TO LET, UNFURNISHED.

BRONX, N. Y. 1118—Four story high... HOUSES WANTED, FURNISHED.

HOUSES WANTED, UNFURNISHED.

WANTED—To rent, two or more... APARTMENT—FURNISHED.

APARTMENT—FURNISHED.

AN ideal apartment of five new rooms... APARTMENTS, UNFURNISHED.

APARTMENTS, UNFURNISHED.

APARTMENTS, UNFURNISHED. IN THE BETTER HOUSES.

APARTMENTS OF QUALITY.

APARTMENT RENTING CO. APARTMENT RENTING SPECIALIST.

APARTMENT HUNTING UNNECESSARY.

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APARTMENTS—UNFURNISHED.

Above 14th St. to 20th St. (Inclusive). EAST RIVER TO NORTH RIVER.

APARTMENTS—UNFURNISHED.

NEW BUILDING, HIGHEST TYPE. EIGHT LARGE ROOMS.

APARTMENTS—UNFURNISHED.

LEWISBURG AV. (OFF 533)—50 elevators. Four rooms and bath.

APARTMENTS—UNFURNISHED.

NATIONAL STORAGE, 146 West 10th St. Storage 35 month vanload.

APARTMENTS—UNFURNISHED.

UNFURNISHED apartment, subject, nine large rooms, two baths.

APARTMENTS—UNFURNISHED.

107th St. 221 East 10th St. Single flat, second floor, seven rooms.

APARTMENTS—UNFURNISHED.

107th St. 149 West 8th St. Seven large rooms, parquet floors.

APARTMENTS—UNFURNISHED.

67th St. 47 West 7th St. Two rooms, bath, kitchenette.

APARTMENTS—UNFURNISHED.

107th St. 261 West—Five rooms, bath, electric light.

APARTMENTS—UNFURNISHED.

107th St. 61 West—High grade, newly renovated 3 room and bath.

APARTMENTS—UNFURNISHED.

308 West—Seven rooms, \$4,500, from October 1st.

APARTMENTS—UNFURNISHED.

521 St. 131 West—Studio apartment of four large, light rooms.

APARTMENTS—UNFURNISHED.

50th St. 20 East—Apartment, three rooms and bath.

APARTMENTS—UNFURNISHED.

200 CENTRAL PARK South—High class 3 room and bath.

APARTMENTS—UNFURNISHED.

Above 30th St.—4th Av. to East River. MADISON AV. 1219 (8th St.)

APARTMENTS—UNFURNISHED.

MADISON AV. 1219 (8th St.)—Sublet, eight rooms, light.

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SAYS RENTS IN 1921 WILL BE VERY HIGH

Realty Expert Predicts Soaring Rents Unless Capital Rescues Situation.

By FREDERICK A. WYCKOFF, Vice-President of the Wood, Dolson & Company, Inc.

Much has been said during the last few weeks in reference to the advisability of the purchase of apartment houses by tenants.

Operative plan. The criticism by Alderman F. Quinn and others has been thoroughly justified as far as it pertains to propositions wherein unscrupulous landlords may have obtained from tenants large sums of money.

Without even transferring title of the property to the investors.

The very careful analysis of the tenant owner proposition made by Tenement House Commissioner Mann, as reported in last Sunday's paper, clearly shows that the proposition of purchasing apartment houses by tenants is desirable, with the proper safeguards.

Such as an appraisal as to the value of the property by a reputable real estate concern well acquainted with local conditions and who can also estimate the income for the next five years.

Long term mortgages, with a sufficient sinking fund to provide for their reduction; a sound and legal "proprietary" lease, and, above all, efficient management.

If the property, after such an investigation, is a good investment for an individual, it is a far better proposition for a group of tenants, who not only have the investment but also the possession of an apartment for many years to come without the constant annoyance of the change of owners, the renewal of leases, increased rents, the question of repairs, undesirable tenants, etc.

Avoids Rows with Landlords. A tenant, after deciding as to the feasibility and desirability of the proposition, should give careful consideration as to the permanency of the home in which he is to be given to the character of the neighborhood and to any conditions that may arise that would make it undesirable for residential purposes.

Under present conditions, the present laws a tenant must pay a reasonable rent demanded by the owner of a building or be subject to a trial before a Municipal Court.

In the event the decision is not mutually satisfactory and an extension is granted to the tenant for a period from one month to a year, with the termination of this extension vacate the premises.

This can be avoided by the tenant's purchase into a building, thereby having a voice in regulating and governing his own rental, term of lease, etc.

St. Nicholas, 912 West 10th St. West 10th St.—Eight rooms and bath, all improvements, immediate possession, \$2,000.

WEST END AV. 738 (8th St.)—Six outside rooms, immediate possession, \$1,500.

107th St. 135 West—Three and four room apartment, exceptionally large. Schuyler \$170.

107th St. 25 West—Facing PARK, LEXINGTON PARK, 3 AND 4 ROOMS. PRIVATE GARAGE.

107th St. 55 West—Near Broadway—Five rooms and bath, modern elevator apartment, all conveniences, immediate possession.

107th St. 221 East—Spacious living floors and "bachelor's rooms" until 1921.

107th St. 42 West—Seven rooms and bath, high class, all improvements, \$1,800.

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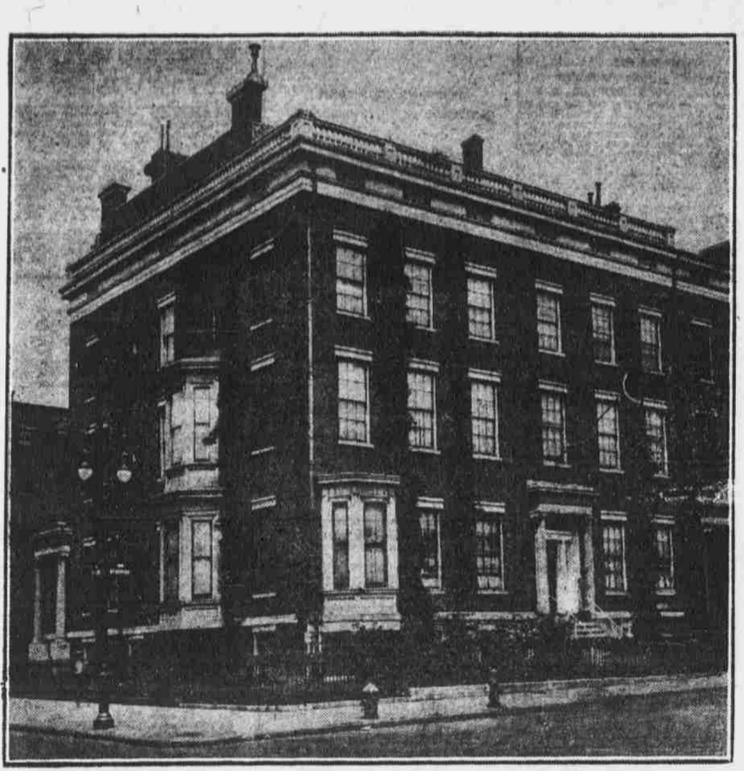
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Rodman Wanamaker's New Home



Deputy Police Commissioner Rodman Wanamaker, son of John Wanamaker, is the new owner of the stately old Delano mansion at the northeast corner of Fifth avenue and Washington Square North.

BUILD NOW, ADVISE LATER OF GEO. A. FULLER CO.

Contractors Can See No Sign of Lower Construction Costs for Years to Come.

building costs due to a reduction in wages paid to labor it does not seem probable that the laboring man will be content to accept any reduction in the rate of his pay envelope.

Some idea of the increase in the prices of the principal building materials during the past seven years is given by the following figures:

1. A reduction in demand.

2. A reduction in wages of labor.

3. A reduction in prices of building materials.

"Build Now" is the motto. "In view of the building shortage in the city, there seems to be little hope for a reduction in building costs due to reduced demand.

The Charles F. Noyes Co. business was established in 1893 and has grown from practically nothing until today the business is one of the largest in its line in the city.

Charles F. Noyes, one of the first brokers to urge New York business men to buy their own business homes, has completed plans for a handsome new building for his own growing organization at 118 William street, which Mr. Noyes bought for his own account last year.

Last week Mr. Noyes announced that he had sold a half interest in the property to Starkweather & Shepley, one of the best known insurance brokerage firms in the country.

The plan of purchase differed in accordance with the requirements of the purchaser, but all of the participants in the deal are business men well acquainted with the real estate market.

John H. Lidgerwood has just completed the purchase of the property at 12 to 18 Lombardy street and 45 to 53 Atlantic street, Newark, N. J. With the property he bought several years ago, comprising 542 Broad street and 542 to Lombardy street, the purchase now owns a plot of 18,000 square feet in the one block.

Charles F. Noyes Co. will Soon Own Its Own Home. The Charles F. Noyes Co. will soon own its own home.

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ADVISES BUYERS ON COOPERATIVE PLAN

Expert Says Honesty of Agents or Promoters is Most Important Factor.

By ARTHUR W. WARNER, Real Estate Agent, Interborough Rapid Transit Company.

The purchase of apartments in cooperatively owned buildings is becoming so common that it is desirable the essentials in buying them should be better understood.

There are two general plans of cooperative ownership, namely: (1) where a portion of the apartments are sold and the rest are rented, and (2) where an apartment is sold.

Under the plan of selling all the apartments in a building the two big items of loss in apartment house operation—vacancies and wasteful decorations—are completely eliminated.

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