# "OWN YOUR OWN"

# REPRESENTATIVE LIST of LEADING APARTMENT BUILDINGS THAT CAN BE BOUGHT ON the CO-OPERATIVE PLAN ~

## CHOICE APARTMENTS

THE co-operative plan under which we are offering apartments safeguards and protects in every way the subscribers to the stock in the owning corporation.

### The Rexor

A Twelve Story Fireproof Building
S. W. Corner Broadway & 116th St.

We are disposing of 23 apartments. The income from the rent of the remaining 23 apartments, with that from the 6 valuable stores, is estimated to more than defray the operating expenses, taxes, interest and amortization of the mortgages.

5 rooms & 2 baths, $9,000-$12,000
6 rooms & 2 baths, 12,000- 15,000
7 rooms & 2 baths, 15,000- 17,500
7 rooms & 3 baths, 18,000- 20,000

Finest Location on West Sid

### The Lorington

A Twelve Story Fireproof Building
N. W. Corner Central Park West and 70th St.

We are disposing of 15 apartments. The remaining 21 apartments we estimate will carry all operating expenses, taxes, interest and amortization of the mortgage.

8 to 11 rooms and 3 baths, $22,000-$33,000

EACH of the above properties is exceptionally well financed, and subscriptions to the stock in the owning corporation equal to the value placed upon the apartment selected insures a part ownership in the entire property and a 99-year lease with perpetual renewal provisions without further rent.

*We invite a thorough investigation of our plan. The apartments may be inspected by appointment.*

**SLAWSON & HOBBS**
162 West 72d Street Tel. 7240 Columbus

## Advance

**5 Years' Rent and Own an Apartment**
*Under Our Unique Part Ownership Plan*
in the 12 Story Fireproof

**HENDRIK HUDSON ANNEX**

N. W. Cor. Broadway and 110th St.
OBTAIN
Perpetual Free Rent
Dividends
Why This Proposition Is Sound
Property Purchased at Pre-War Values.
Long Terms Amortization Mortgage.
Limited liability for each participant.
Write, 'phone or call for full details,

**NASSOIT & LANNING**
Broadway & 89th St. Tel. 8380 Riverside

## Who Will Join?

We propose to erect an up-to-date apartment building with all modern conveniences close to the best of transit, in the beautiful suburb of Richmond Hill, adjoining Kew Gardens. We solicit a few people who will invest a few thousand dollars in a co-operative investment, being co-owner and probable co-tenant. We are at present building extensively in this locality and hav several attractive sites for this improvement.

**Classic Construction Co.**
Myrtle Av. and 113th St., Richmond Hill.
Telephone 3519 Richmond Hill.

1604 to 1614 Bedford Ave., Corner Carroll St., Brooklyn.

## OWN YOUR APARTMENT

*Call and investigate our*
**Co-operative Ownership Plan**
First Year's Rent is $10 a Room Monthly,
and is gradually reduced until at the end of the fifth year it is
4 ROOM APARTMENT, $5.85 5 ROOM APARTMENT, $7.30
There are no assessments or extras of any kind.
The plan of the FUTURE, and THE ONLY SOLUTION for avoiding higher rents.
*Prices $2,775 to $3,650*

DORCHESTER INVESTING CO., INC.
291 Broadway, N. Y., Room 1804 Agent on Premises 12 to 5 Daily and Sundays Telephone 1795 1796 Worth

## Do You Know That

The Sun AND THE NEW YORK HERALD prints all Real Estate for sale and to let advertisements in every edition and that YOUR advertisement gets the benefit of the full circulation of The Sun and New York Herald. That results are obtained from this high class circulation have been proven by the amount of advertising it carries every Sunday.

## READY FOR OCCUPANCY

4, 5 and 6 Room
**New "Garden" Apartments**

**Jackson Heights**
**PLAN OF TENANT-OWNERSHIP OF APARTMENTS**

**Is the Original Tenant-Ownership Plan**

Based on the desire of the average family for a good home in a firmly established residential community at fixed rents that cannot be increased.
"Selected" resident owners enjoy tennis, golf and all forms of recreational and social activities, and have playgrounds for children.

*References Required.* For further details call or write

**The Queensboro Corporation**

Manhattan Office
50 E. 42d St., Cor. Madison Ave.
TELEPHONE MURRAY HILL 7037

Manhattan Office
50 E. 42 St., Cor. Madison Ave.
TELEPHONE NEWTOWN 2361

*Take Queensboro Subway at Grand Central Station (Corona Line) direct to 25th Street Station.*
*22 MINUTES FROM 42D ST.*

## OWN YOUR OWN HOME

No. 237 West 74th Street
Near West End Ave.
A High Class Fireproof Apartment House
7 rooms—2 baths 8 rooms—3 baths
Exceptionally large rooms. Every apartment has southern exposure. A few apartments are offered for sale at very attractive prices.

**Free Rent and Dividends**

may be obtained
Representative on Premises from 2 to 5 P. M., Including SUNDAYS.
*Full Details Will be Mailed Upon Request.*

**SLAWSON&HOBBS**
162 West 72d St., Near Broadway
Telephone 7240 Columbus.

## The Peter Stuyvesant

258 Riverside Drive, Cor. 98th St.
A 13 STORY FIREPROOF BUILDING, WONDERFULLY LOCATED
A few remaining apartments with an immediate possession of two,
**in suites of 6 and 7 Rooms, $11,500 to $17,500**
On the payment of 5 years' rental in advance

Tenant Owners can "purchase" a one-twelfth ownership with every possible assurance of no assessments or rental during this period; in addition your equity in the property will increase. In after years your apartment may be sold or rented as desired.

The price of the property is low. The rentals are reasonable. Mortgages run for 10 years. The entire proposition has been thoroughly investigated and approved by Legal and Real Estate Experts as to the question of Values, Rentals, Tax Exemptions, etc.

**Wood, Dolson Co., Inc.** B'way Cor. 80th St. Tel. Schuyler 1190.
**Harris, Vought & Co.** 569 Fifth Ave. Tel. 31 Vanderbilt.

## SEEKING AN APARTMENT?

WE HAVE CHOICE
**6 AND 7 ROOM SUITES**
POSSESSION OCTOBER 1, 1920.
—AT THE—
**REVERE HALL** 622 WEST 114TH STREET NEAR RIVERSIDE DRIVE
A HIGH CLASS ELEVATOR APARTMENT
See Mr. Stone, Apartment 52, at your convenience. Phone Cathedral 7830.
WE ADVISE IMMEDIATE INSPECTION

**UNDER OUR PLAN**
$65 per month pays for a 6-room apartment, renting for $165 month.
$77 per month pays for a 7-room apartment, renting for $200 month.
This saving in rent pays back in less than 5 years your investment of
From $4,300 to $4,600 for a 6-room Suite.
From $5,200 to $5,400 for a 7-room Suite.
Legal requirements attended to by Meyers and Clark, Counsel, 51 East 42d Street.
BUSINESS AND SOCIAL REFERENCES ABSOLUTELY ESSENTIAL.

**OUR FEATURES**
100% CO-OPERATION.
NO INFLATED PURCHASE PRICE
ONE MORTGAGE ONLY.
CHOICE LOCATION.
CASH INVESTMENT SMALL.

## Oxford Apartments

**Washington and Delevan Aves. Newark**

Apartments of 3, 4, 5 and 6 rooms and bath are now available under our simple and equitable 100% Co-operative Ownership Plan. (Fully indorsed by New York Tenement House Commissioner Frank Mann. See The Sun-Herald of July 18.)

**UNDER OUR PLAN**
$21 per month pays for 3 rooms, rental value $50
$28 per month pays for 4 rooms, rental value $65
$36 per month pays for 5 rooms, rental value $75
$45 per month pays for 6 rooms, rental value $90

This saving in rent will pay back in about seven years your investment of
$2,400 for 3-room suite | $3,600 for 5-room suite
$3,100 for 4-room suite | $4,900 for 6-room suite

Several of these apartments having been sold, the balance are offered to equally desirable parties. Your immediate attention will insure an excellent selection.

**JOS. M. BYRNE CO.**
181 Market St., Newark Tel. 1740 Mulberry

## The Roxborough, N.W. Cor 92d St. & B'way

*AN INNOVATION*
*We have a most attractive proposition*
*Apartments of 6, 7, 8 Rooms for Sale*
*FREE RENT & INCOME*
*12-Story Fireproof Apartment Building*
*For details call, write or phone*

**Sharp & Co., Broadway & 92d St.**
Phones River 917-4574-4941-7511

### OUR USUAL CO-OPERATIVE PLAN IS IDEAL.

It has been approved by prominent attorneys and has many desirable features, such as 100% ownership, protection against any possibility of depreciation, no inflated valuation, small investment, &c. Under this plan we have the following:

BROOKLYN—Prospect Park West, Near 4th St.—Overlooking Prospect Park; 23 minutes to Manhattan; 7 large rooms and bath; every modern improvement; rent will be $75-$95; cash required only $1,500 to $2,000.

25th St., Near Ridge Boulevard—Restricted, very high class residential section; two blocks from subway; 4, 5 and 6 room suites; 66 foot modern high class building; every modern improvement; rents will be $12.50 per room for apartments renting for $20; cash required about $400 per room.

101st St. and 4th Av.—Brand new; overlooks New York Bay and beautiful Shore Road; every modern improvement; 3, 4 and 5 room suites; expenses about $17 per room.

Committee prefers substantial business men. Phone Bedford 5400 or write for our prospectus in detail.

**BULKLEY & HORTON CO.**
Established Half a Century.
585 NOSTRAND AVENUE 414 MYRTLE AVENUE
7520 3D AVENUE 1214 FLATBUSH AVENUE
BROOKLYN, N. Y.

### BUILDING MATERIALS.

100 beams, 3x7x17; cheap. MICHAEL RIELLY, 452 Baltic st., Brooklyn.

### MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

ATTENTION! 2ND MORTGAGE MONEY. $300,000 LOANABLE; VARIOUS AMOUNTS. CENTRALLY LOCATED PROPERTIES PREFERRED; BROKERS PROTECTED. EXCELSIOR ESTATES, 135 BROADWAY.

MORTGAGE money (exclusively) Brooklyn, Westchester, New Jersey, Bronx, Manhattan, income properties; any amounts. COLEMAN, 1695 Broadway. Circle 2433.

WILL loan on first mortgage or purchase existing mortgage, using two-thirds cash, balance equity in well located plot, on prominent Bronx av. MAURICE WERTHEIM, 405 Lexington st.

$15,000 wanted on 10 family apartment, Harlem; rent $4,800. WETMORE, World Building.

### CITY REAL ESTATE.

BROOKS & MOMAND, REAL ESTATE MORTGAGES. 118 B'WAY. TEL. RECTOR 2267.

CHAS. GALEWSKI, 51 CHAMBERS ST.

DONATO PICIULO, REAL ESTATE, 507 5th av. Phone 4680 Murray Hill.

DUROSS COMPANY, 156 BROADWAY.

HOWARD GOLDSMITH, 63 PARK ROW.

J. C. HOUGH, 200 BROADWAY.

**From Battery to 14th St., Inclusive.**

A private dwelling, Greenwich st., near West 11th, 20x70; price $7,500, all cash. P. K. DEANE, 2 Rector.

GREENWICH VILLAGE (228 and 240 West 11th St.—Three story and basement brick and brownstone, 20x95 each; will sell separately. Apply OWNER, 243 West 11th st. Telephone Chelsea 1565.

SMALL 6 story loft building, Monroe st. section; price $18,000, very easy terms; might lease for long term. LOFT, box 303 Sun-Herald, Harlem.

WEST st., corner plot for sale, 14,000 feet, old buildings north of Christopher st. Call or address OWNER, 429 West st.

WEST 11TH ST.—20 ft. private house, 3 story; possession; $16,000. DUROSS CO., 155 West 14th st.

**Above 14th st. to 59th st. (Inclusive), East River to North River.**

ADJOINING corner Lexington av., low entrance house; six stories; 124 East 55th st.; price asked $20,000; also 131 East 50th st.; price asked $24,000.; 70 feet from corner of Lexington av.; easily altered for business. H. J. DOUGLAS, 405 Lexington av.

ATTRACTIVE homes for physicians in the restricted 50s; unique yards. SNOWDEN & CO., 860 6th av.

A 50 foot plot, west side; possession; price $23,000; suitable garage or warehouse. HENRY MERRITT, 262 West 23d st.

A dwelling, fine condition, best block downtown; possession sixty (60) days; price $16,000. HENRY MERRITT, 262 West 23d st.

### CITY REAL ESTATE.

**Above 14th St. to 59th St. (Inclusive), East River to North River.**

BARGAIN—Stuyvesant Park section private residence; three story and basement, three baths, steam and electricity; price $22,000; free, clear; will trade for good apartment house; owners only. B., 1218 Sun-Herald, Fulton st.

EAST 56TH ST., Adjoining Lexington Av.—Two 19 foot three story dwellings below the market value; possession at once; easy terms. DOUGLAS GIBBONS & CO., 6 East 45th st. Tel. Vanderbilt 626.

FOR SALE OR TO LEASE.
48 EAST 40TH ST.
BET. MADISON AND VANDERBILT AVS. (FIFTH AVENUE'S FINEST SECTION).
FOUR STORIES AND BASEMENT.
SIZE 25X100.
EXCELSIOR ESTATES COMPANY, 135 BROADWAY. RECTOR 285.

LEXINGTON AV. (36th st.).—20x80, five story; suitable business or apartments. JUDOWET REALTY CO., World Building.

NORTHEAST corner of 23d st. and 8th av.—Size 25x100. F. E. BARNES, Inc., 62 West 45th st., New York city.

STORE lease for sale, Broadway and 42d st., 10 years practically rent free. SELLS, 1035 Equitable Building.

327 EAST 32D ST.—4 story and basement store, tenement, with rear building, 25x98.9; first mortgage $9,000, 3 years, 5½%; liberal second mortgage; price $15,000. WM. BETTMAN, 1270 Broadway.

20TH ST., near 7th av., 25 foot front, three story and basement brick building, suitable for alteration into commercial building; prompt possession. CHARLES S. M. FIRST, attorney, 27 Cedar st.

77 EAST 55TH ST.
Exceptional opportunity is offered to purchase above house at reasonable price; immediate possession; house has stores and apartments; must be seen to be appreciated. EVERETT M. SEIXAS CO., 4520 Murray Hill. 507 5th av.

800 square feet; three large rooms; north light; immediate possession; superintendent will show. L. A. FINCK, 14 East 44th st.

222 Madison av. (between 36th and 37th); 23x95; suitable to remodel for apartments (6 baths) or executive offices. Apply owner, E. M. O'KANE, 202 Madison av. Telephone 9833 Murray Hill.

**Above 59th St.—5th Av. to East River.**

A 5 story apartment house, Madison av., below 116th st.; unusual opportunity for operator; price and terms easy. ASAHEL CHAPIN, 52 Broadway.

FREE RENT—MADISON AV.
Remodeled Building in 70's for sale; will show Free rent of Store or Apartment and 6% on investment. J. CLARENCE DAVIES, 51 East 42d. Vanderbilt 9744.

TWENTY family house, four threes and bath, 81st st., near avenue A; good location; price $20,000; first mortgage $15,000, five years; rent $3,048.

Ten family house, 85th st., near avenue A; price $19,000; cash $5,000.

Eight family house, $15,000; cash $3,500. LEMLE, 500 East 88th.

YORKVILLE, five story, twenty families, cold water tenement; baths; excellent condition; rents over $5,000; one mortgage. CHARLES S. M. FIRST, attorney, 27 Cedar street.

90TH ST. (Madison)—4 story, extension (20); possession; $60,000. FELLMAN, 1451 Broadway.

$6,000 cash above 10 year mortgage of $16,000 buys 25 foot triple new law flat. H., 178 Sun-Herald, Herald square.

### CITY REAL ESTATE.

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

A PRICE, $26,000, MORTGAGE $19,000; RENTS $4,284.
To close an estate; owned since 1913; 5 story old law triple; steam heat. DUFF & BROWN CO., 1715 Amsterdam av.

AN Exceptional Bargain.—A six story elevator apartment, central location; leases expire October 1; will pay well; easy terms; one mortgage; West 115th st. POCHER & CO., 209 West 34th.

A fine Income producing piece of property can be had for about $8,000 to $10,000 from an estate to be settled at once; new law; upper west side. SETTLEMENT, box 302 Sun-Herald Harlem.

BARGAIN, West 118th st., near Lenox av.—Dwelling, with immediate possession; 10 rooms and bath; electric light. Price $15,500; mortgage $10,500 at 5½ per cent., 5 yrs. PORTER & CO., 159 West 125th st.

BARGAIN—Dwelling on West 127th st., with 10 rooms and bath. Possession Oct. 1, 1920. Price $10,000. Easy terms. PORTER & CO., 159 West 125th st.

DWELLING, 177 West 88th st.; possession October 1; liberal terms. RABELL, 220 Broadway.

FOR SALE ON 125TH ST., small building, west of Lenox av., with immediate possession; terms easy. PORTER & CO., 159 West 125th st.

FOUR times the rent will buy building in the 80's; price, $42,000. HERBERT SNYDER, 3807 Broadway.

FIVE story apartment; cash required, $8,000; price, $42,000. WM. C. CAHN, 600 West 161st st.

IMMEDIATE possession, West 123d st., near Lenox av.; 3 story dwelling, 10 rooms and bath. Price $13,000. Mortgage $9,000 at 6 per cent., 3 years. PORTER & CO., 159 West 125th st.

HOUSE on 70th st., between West End av., Broadway, 10 rooms and two bath rooms. For particulars H., 221 Sun-Herald, Herald square.

I have a private house in the 90s, West Side, with immediate possession; can be bought with $5,000 cash. BARGAIN, box 304 Sun-Herald Harlem.

THREE STORY AND BASEMENT, WEST SIDE, ABOVE 72D ST.; 17x100; 11 ROOMS, 2 TILED BATHS; ELECTRIC LIGHTS, PARQUET FLOORS; FIRST CLASS CONDITION. POSSESSION OCT. 1. PRICE $23,000. CASH REQUIRED $5,000. COUGHLAN & CLISBY, INC., Cor. Bway. 200 West 72d St. Col. 441.

WILL build and lease a theatre with 2,000 seats and stores on a corner one block from "L" and subway stations, with surface cars passing the door; 112x125; $50,000 a year, with a graduating lease for 21 years with one year's rent security; part of security considered in Government bonds, part cash; will show gross receipts of $588,000 per year; this is located in one of the best sections in Harlem where a first class theatre is needed. For information see J. B. WOOD CO., Inc., 2209 7th av. Telephone Mor. 7726.

WEST 89TH ST., NEAR COLUMBUS.
Unusual 4 story dwelling; 16 rooms, 5 modern baths, steam heat, electric light, many extra washstands. Opportunity for quick buyer. M. MORGENTHAU, JR., CO., 203 Broadway. Cort. 3966.

WEST 102D ST.—Double flat, no steam; rent $3,228; price $20,500. Terms to suit. PORTER & CO., 159 West 125th st.

WEST END AV., 757.—Three story house, all modern improvements. Call mornings.

### CITY REAL ESTATE.

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

$12,500.—49 West 127th st., 18.9x100; three story dwelling; possession; seen by appointment. OWNER, box 165, Denville, N. J.

77TH AV., near 116th.—Five story apartments, stores, $45,000; cash required $10,000; rents $6,000. SELZ, owner, Hotel Ansonia.

8TH AV. tenements, 140th to 145th sts., best business sections; stores available. C. F. HEITMANN, 373 Audubon av.

50-FOOT 5 story walk-up, every improvement; long first mortgage; about $15,000 rent; beautifully located; adjacent Riverside Drive; two blocks from subway station. ATTRACTIVE, box 300 Sun-Herald, Harlem.

71ST (near Broadway).—Elegantly furnished apartment house; rents $8,000; price, including furniture, $37,000; mortgage $23,000. H., 234 Sun-Herald, Herald square.

80TH, near Riverside, opportunities for fine home, with income, net over $3,000; beautifully furnished 14 room dwelling; rented as apartments; 5 baths, parquette floors, electricity; price $40,000. Phone 9027 Schuyler.

64TH ST., near Broadway—Four story dwelling; possession 60 days; price $23,500, $5,000 cash. See Mr. Finneran, DWIGHT, ARCHIBALD & PERRY, 137 West 23d st. Watkins 5360.

76TH ST., West.—Four story and basement dwelling, 19 foot front, $6,000 cash, possession January 1; also 79th st., West, 15 rooms, 3 baths, electric light, hardwood floors, $6,000, possession October; others West 70, 80, 90. M'GRATH & WARREN, 5 Columbus Circle.

140 West 119th st.—Twenty foot, three story and basement; possession immediately.

58 East 120th st.—27 foot five story apartment building; monthly tenants; prices and terms to suit. JOSEPH G. ABRAMSON, 30 Church st. Telephone Cortlandt 6245.

19X100.
97th st., near Central Park, 2 blocks subway express station 96th st.; 3 story basement residence; possession; $18,500; mortgage $11,000. THOMAS J. GILLAN, 1482 BROADWAY.

**Washington Heights, Above 125th St., West of 8th Av.**

AMERICAN basement, twelve rooms, two baths, readily convertible apartments; easy terms; $17,000.00; owner. L., 21 Sun-Herald, Herald square.

A PRIVATE DWELLING AT $15,000.
Three story and basement, butler's pantry and bath extension, 2 baths; electric light; fine block. DUFF & BROWN CO., 1715 Amsterdam av.

APARTMENT bargain; act quick; price $50,500; rent $10,000. B., 1316 Sun-Herald, Harlem.

BEAUTIFUL one family, 10 rooms, 2 baths, all improvements; limestone dwelling, 522 West 149th st.; immediate possession. ALBERT D. PHELPS, 554 Melrose av. Telephone 4371 Melrose.

FIVE STORY, 50 ft., 4 family on a floor, apartment house, below 145th st., close to Broadway; standing first mortgage, 3 years to run; can be bought for $15,000 cash, balance second mortgage; rent about $12,000. TRUSTEE, box 301 Sun-Herald Harlem.

PRIVATE DWELLINGS, WASHINGTON HEIGHTS.
W. D. MORGAN, 5078 Broadway (167th).

### CITY REAL ESTATE.

**Washington Heights, Above 125th St., West of 8th Av.**

FOR SALE—147th St. (between Convent and St. Nicholas avs.)—Three story and basement, 10 rooms, 2 baths; electricity; hardwood floors; immediate possession. Phone OWNER Morningside 400.

IMMEDIATE possession, private house, Washington Heights; electricity; brick, 10 rooms; price $11,500; cash $4,000. BARGAIN, 1727 Sun-Herald, Washington Heights.

PRIVATE, arranged for two families, 4-6 rooms; all improvements; perfect condition; possession 60 days. C. F. HEITMANN, 373 Audubon av.

REAL bargain.—Five story apartment house, 50x100, best part of Washington Heights; rental $12,000; price $72,500; cash required $12,500. MAXWELL MOSER, 198 Broadway, New York city.

RENT $12,000; only $10,000 required to buy a new law apartment house, Washington Heights; two fives and two sixes on a floor; five stories. COLEMAN, 217 West 125th st.

WILL sacrifice fine corner plot, 8000 sq ft., West 195th st., near Broadway subway and on Putnam division; make offer. A. MERTIN, 34 West 28th st.

15 Family brick, 511 West 131st st.; rent $4,700; price $29,000; cash $10,000. Owner, A. DANNEMANN, 1944 Clinton av., Bronx.

43 BRADHURST AVE. near 144th.—14 room house, ideal condition; suitable two family or high class rooming; possession; inspection 12-3 daily; sacrifice $14,000; cash $3,000. MANSS, 152 West 36th St.

144TH ST.—20 family apartment house, modern; rent $12,000, price $68,000; 3-5 family houses cheap; 1 family house on 144th. NOCHOMSON, 500 West 147th. Phone Audubon 6337.

161ST, 567 West—Four story American basement, $19,000. MEEHAN, attorney, 52 Wall.

452 West 145th St., near Amsterdam—10 rooms; high stoop; price $16,000; terms; possession. VAN SANT, owner, 156 B'way.

**Borough of Manhattan—Miscellaneous.**

DWELLINGS OF QUALITY.
$3,000 will purchase dwelling West 138th street ..... $16,000
5,000 West 88th street ..... 25,000
5,000 West 89th street ..... 42,000
5,000 West 120th street ..... 16,000
East Side houses small amount cash.
EVERETT M. SEIXAS CO.
Murray Hill 4520. 507 5th avenue.

FIVE story flat, 23x100; rental $3,700; price $22,000; easy terms; closing estate; shows 30% on investment. LOUIS CARREAU, 756 6th av. (43d). Telephone Bryant 5097-3930.

INCOME PRODUCING PROPERTIES. FREDERICK BROWN, 217 Broadway, N. Y.

### CITY REAL ESTATE.

**Borough of Manhattan—Miscellaneous.**

LENOX HILL vicinity.—Garage, modern, fireproof; 20x20 elevator; 25,000 floor area; immediate possession; opportunity for co-operative or private purchasers; principals only. SNOWDEN, 860 Sixth Ave.

PRIVATE DWELLING OPPORTUNITIES.
These desirable 3 story and basement houses at $25,000 and less:
West 43d st. (9th av.), 17x100.5.
West 52d st. (8th av.), 14x100.5.
East 46th st. (3d av.), 15x100.5.
East 57th st. (1st av.), 16x125.
M. MORGENTHAU, JR., CO., 206 Broadway. Cort. 3966.

PRIVATE houses for sale with possession, East or West Side. R. J. DONOVAN, 99 Nassau st.

**Spuyten Duyvil and Riverdale. Above Harlem River.**

IN beautiful Riverdale, 2 family stucco house; practically new; 4 lots, garages; easy terms. 261st st. and Spencer av. Tel. Kingsbridge 342.

COUNTRY ESTATE; house, nine acres. CUTHBERT, Riverdale-on-Hudson, N. Y. C.

**Borough of Bronx—Sale or Rent.**

A two family residence, with all improvements; two car garage. JOHN J. KENNEDY, Mosholu av. and Broadway, Bronx. Tel. 863M Kingsbridge.

A new law 25 family house, Melrose section; rent $6,000; mortgage $33,000, 5 per cent.; want an offer. LOSERE, 871 Brook av.

A one family detached house, 25x95, steam heat, block to subway station, $7,500. LOSERE, 871 Brook av.

BRONX
26 family apt., steam, hot water, electricity in halls; rent $7,200; $7 per room; Tremont section.

CORONA, L. I.
2 family, 11 rooms; gas, steam; immediate possession; near subway.
BARGAINS, box 89, 2914 3d av.

BARGAIN for quick sale, five story, 10 family apartment, all latest improvements; well built; fine section; rent $9,000; cash $10,000; 30% on investment. FERMAGLICH, 225 West 110th.

BARGAIN! — Three-four rooms; price, $31,000; rent, $5,448; cash, $8,000, balance terms. C. F. HEITMANN, 373 Audubon av.

CRESTON AV., 2298—Five large, light rooms, overlooking the Concourse; up to date in every respect. See janitor.

EIGHT family brick, Fordham section, excellent condition; near churches and schools and transit; savings bank mortgage $15,000—at 5½%; rent $5,580; will sell to quick buyer at 5½ times rent. Address S., B., 441 Tremont av., Bronx.

### CITY REAL ESTATE.

**Borough of Bronx—Sale or Rent.**

FOR SALE—Five lots, in Bronx, around Southern Boulevard and 183d st., New York city; write for full particulars; brokers protected. REYNOLDS, Morgan av. and Mesrole st., Brooklyn.

FRAME house, 12 rooms, 2 baths, one wash room, also laundry; all improvements; corner Marion av. and Oliver place, Borough of Bronx; suitable for two families if desired; price $20,000. Telephone 690 Fordham.

FORDHAM Section.—Two 3 story 6 family brick houses; full lots, one a corner; 5 minutes' walk east 3d av., Fordham "L" express station. A., 1571 Sun-Herald, Bronx.

IMMEDIATE POSSESSION.
2,706 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, 6th and 9th av. "L." Call at premises any day, 1-5, or ALEXANDER SELKIN, 882 Prospect av.

IMMEDIATE POSSESSION.
1016 Faile st., private block, two family brick, 10 and 6, steam heat, hot water supply, electric light; convenient Simpson st. and Hunt's Point subway station. Agent at premises daily, 2-6, 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.

PRIVATE NEW HOUSE,
LARGE, FIVE ROOMS, WITH STEAM HEAT, GARAGE, ALL IMPROVEMENTS; ALL OUTSIDE; THREE BLOCKS FROM 231ST ST. BROADWAY SUBWAY; PRICE $11,500. APPLY ON PREMISES, 2883 HEATH AV.

PLOT, 50x100, adjoining subway station, Longwood av.; assessed $10,000; price $9,000. B., 1256 Sun-Herald, Fulton st.

WEST BRONX corner, five story apartment; price $75,000. NORMAN DENZER, 3807 Broadway.

3D AV., 2714 (145th)—Business building, 28x98; possession; $30,000. FELLMAN, 1451 Broadway.

$15,000 cash buys 5 story apartment, 66x100; 3 and 4 room apartments, all improvements, electric light and steam; rent $14,000; price $80,000. ALBERT D. PHELPS, 554 Melrose av. Tel. 4371 Melrose.

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BEAUTIFUL detached stucco front house, six large, light rooms, enclosed porch; steam, electricity, parquet, screens, awnings, garage; restricted section Flatbush; three blocks Culver "L." West End subway station. 1069 East 4th, between Ave. I and J.

### CITY REAL ESTATE.

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A real home to own; little cash, long, easy term payments; 6 rooms, every modern appointment (servants needless) forget the luxurious and buy the home you have dreamed of; only $1,500 required to give possession; it is here waiting; impossible to be disappointed. Tel. F'bush 8280.

BARGAIN—8th av., Brooklyn, fronting Prospect Park; four story basement, three baths, private residence; price $30,000; free clear; lot 23x100; will exchange for apartment house; buyers only. B., 1219 Sun-Herald, Fulton st.

BEAUTIFUL residence in restricted section, modern nine room stucco house, elegant furnisher, Oriental rugs, &c., three baths, immediate possession; price $35,000; best reasons for selling. OWNER, 60 Exeter st., Manhattan Beach.

DETACHED cottage, seven rooms, tile bath, large attic, 40x100; room for garage, glassed porch; oak trim, parquet floors, electricity, steam heat, full length screens; laundry, toilet in cellar; room for garden; $9,000; $2,000 cash. D. STEWART, 1551 East 28th st., near Kings Highway.

FLATBUSH BARGAINS.
Buy now, prices going up, few left; new one family stucco houses, all improvements, independent garage, runway. 1157-9 East 18th st., caretaker on premises, or phone OWNER, Cortlandt 3062.

EIGHT rooms and bath, parquet; electrically heated; opposite Prospect Park; $7,500 vacant. AGAR, 1013 Bedford av.

FINEST HOUSE Bushwick section, 8 rooms, 2 baths, steam heat, parquet floors, electric light, garage for three cars, heated 80x100; must be seen to be appreciated. Box 851, 1104 Gates av., Brooklyn.

FLATBUSH home, built for owner; restricted section; plot 100x100; 12 rooms, 3 baths; electricity, gas. OWNER, phone Mansfield 1378.

FOR Sale—810 Bushwick av., 124 by 215 feet deep, house and garage; near De Kalb av. REYNOLDS, Morgan av. and Mesrole st., Brooklyn.

MANHATTAN Beach, $100 down, $30 monthly. Three artistically located lots, near bathing pavilion, $3,600. Watkins 6384 Extension 140.

ONE and two family houses, Park Slope near 9th av.; two family, 14 rooms, Herkimer st.; one family, 13 rooms, $8,000. NOCHOMSON, 500 West 147th st. Phone Audubon 6337.

SPECULATORS, INVESTORS, HOME hunters—Great bargains, one and two family stores and income producing property. Call on JAMES CONNELLY, 1192 Nostrand av.