house on the site, to be occupied by negroes on the cooperative plan.

Douglas-Gettell sold for Lillian Clancey her residence at 24 Hildreth place, Yonkers, N. Y., on a plot 60x100, to A. Snyder.

G. Albert Thompson sold for Rose Anderson a dwelling on Hillside avenue, White Plains, N. Y., to Rocco Brianti; also a dwelling owned by the Turrell estate on Fisher avenue, to John W. Leonard.

H. W. Sullivan sold for Joseph A. Adler the fourteen-room stucco house, with garage, at 339 Van Cortlandt Park avenue, in the Park Hill section of Yonkers, N. Y., to J. C. Held.

MARKET NEWS IN BRIEF.

Joseph P. Day will sell at auction on Friday, August 20, at 12 o'clock noon in 14 Vesey street, by order of Kenneth McEwen, referee, four Manhattan and one Bronx investment properties, located as follows: The northeast corner of First avenue and Seventy-first street, a four story tenement with stores; Nos. 317 to 321 East Seventy-third street, near Avenue A; 523 East Seventy-third street, near Avenue A, a three story business building; 2109 Second avenue, and 244 East 109th street, a four story tenement with stores. The parcel in the Bronx is the northeast vacant corner of Prospect avenue and East 167th street.

Farquharson & Wheelock, gowns, now on Fifth avenue and who recently purchased the fifty foot residence at 23 West Fifty-seventh street for their future home, have added a Fifty-eighth street outlet to their property. They prove to be the buyers of the five story shop and apartment at 30 West Fifty-eighth street, reported sold yesterday by William B. May & Co for S. A. Fatman.

Kerr Steamship Co., Inc., will move into its new quarters, 44 Beaver street, August 16. Its offices are now at 17 Battery place.

Oceanic Investing Company paid $295,000 for the property at 26 East Forty-fifth street, leased to the Borden Company for incorporation in its building site, which includes the former Hilden estate property.

Margaret B. Moncuse is the buyer of the dwelling at 112 West Eighty-second street, sold recently by Myrta E. Wilkins.

P. Grady & Son Company, trucking and storage, is the buyer of the old buildings at 630 and 632 West Forty-eighth street, sold recently.

Contract has been awarded to William P. McGarry Company of Brooklyn to build the new home for the Home Savings Bank at the southeast corner of Manhattan and Norman avenues.

Plans have been filed for a two and three story office and store building to be erected at 68 Trinity place for Horn & Hardart Co. R. P. Platt & Bro., architects, estimate the cost at $250,000.

Plans for a four story storage building, 45.9x160.11 by irregular to be erected at 44 and 46 Bethune street by the Wilson Paper Stock Co., have been filed by M. A. Cardo, architect, who estimates the cost at $150,000.

GIRLS' CLUB BUYS HOME.

Takes 222 Madison Avenue, Opposite Morgan House.

As a home for a new club for girls and young men Mrs. Grace Humiston purchased the four story building, 25x95, at 222 Madison avenue, directly opposite the garden of the J. P. Morgan residence. The property, which will be held in trust by Mrs. Humiston until the organization can raise sufficient funds to take it off her hands, was bought from Mrs. E. M. O'Kane. It was valued at $175,000. The brokers were Pease & Elliman. The new club will be known as the Madison Avenue Club. Interested with Mrs. Humiston is former Senator James J. Frawley, who will act as treasurer.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

Geo. C. Ponter, Inc. R. E. & Mortgage Brokers 165 B'way. Cort. 5358

To Loan. $500,000 JOHN FINCK 198 B'way.

CITY REAL ESTATE.

MORGENTHAU JR. & Co. 20th BROADWAY PHONE CORT 3006

ARMSTRONG BARNWELL CO., 20 Exchange Pl. 7744 Hanover.

Louis Carreau Management & Brokerage. 796 6th Av., N. Y.

Sale Apartments and Business Buildings. Geo. L. O'Hare, 480 5th Av. Tel. Vanderbilt 5062.

EDWARD J. HOGAN, Woolworth Building. Real Estate Appraisements.

WILLES RAY INC., Real Estate & Ins. 970 Lex. Av. at 71st St.

REAL ESTATE, CITY OR COUNTRY. CHAS. R. FURRER, 47 W. 34th ST., N. Y. C.

"LET BOSSERT BUILD IT."

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

55TH ST., NEAR 3D AV.

ONLY $6,000 CASH REQUIRED. Two five story, very substantially constructed, cold water tenements. Price $42,000. Long term mortgage. F. B. ROBERT, 150 BROADWAY.

PRIVATE HOUSE AND GARAGE ON MURRAY HILL. PLOT 30x200, for sale, with immediate possession. FOLSOM BROS., INC., 127 EAST 34TH ST.

Above 59th St.—5th Av. to East River.

EAST 61ST ST.—BARGAIN.

17 foot 4 story house; directly east of 5d av., $21,000. FRANK L. FISHER CO., 50 East 42d.

Spuyten Duyvil and Riverdale. Above Harlem River.

Fieldston

Riverdale-on-the-Hudson. New York City's Most Accessible Suburb. GEORGE HOWE, 527 Fifth Avenue, N. Y.

Borough of Bronx—Sale or Rent.

Great Sacrifice in quantity Grand Concourse Boulevard lots; easy terms; also flats, privates, garage plots in Manhattan and Bronx. WALTER M. SMITH, 17 West 42d St.

Borough of Brooklyn—Sale or Rent.

Call and Investigate Our CO-OPERATIVE OWNERSHIP PLAN

4 & 5 Room Apartments POSSESSION OCTOBER 1ST.

1604 to 1614 Bedford Ave.

Corner Carroll St., Brooklyn. Prices $2,775 to $3,650

First year's rent is 4-ROOM APARTMENT, $40 5-ROOM APARTMENT, $50

These rents are gradually reduced. At the end of fifth year it is 4-Room Apartment, $5.85 5-Room Apartment, $7.30

No other payments or extras.

DORCHESTER INVESTING CO., Inc. 291 BROADWAY, N. Y. Room 1804. Telephone 1795 Worth. Agent on property, 12 noon to 5 P. M.

ROSS REAL ESTATE 551 NOSTRAND AVE BROOKLYN, N.Y.

California Type Comfort Homes; garage, sleeping porch, &c.; exquisite decorations; pamphlet. JOHN P. CHURLO, Av. R and West 11th st., Brooklyn. Sea Beach subway to King's Highway sta.

CITY REAL ESTATE.

Borough of Brooklyn—Sale or Rent.

Flatbush Corner

Fiske Terrace; elegant location; 2-story attic and cellar detached frame; corner; 9 rooms and 2 baths; electric light, steam heat, parquet floors; garage; lot 50x100; cheap enough for a speculation; price $16,000.

GEORGE W. EGBERT 1521 Cortelyou rd., at Brighton Station. Phone 14 Flatbush.

R. E. PATTERSON Specialist in INDUSTRIALS, 857 Manhattan Av., Brooklyn

Borough of Queens—Sale or Rent.

Great House Bargain

$9,500 buys beautiful $11,000 house; large fore-closed plat; wide boulevard; large trees, near station, half hour Manhattan; steam heat, parquetry, fine fixtures, artistic decorations, open fireplace, tiled bath, kitchen, glass sun parlor, enclosed veranda. $2,000 cash, balance easy payments. Save brokerage.

OWNER, TEL. HOLLIS 6515

THREE story brick corner; immediate possession of large store and flat; busy side Jamaica Avenue at 85th st., Woodhaven, foot of Forest Parkway "L" station.

BENJ. H. SWEET Jamaica and L. I. Properties. Phone 476 265 Fulton St., Jamaica. Jamaica.

SEETH-MURRAY CO. Jamaica Properties 370 Fulton St., Jamaica

THE QUEENSBORO CORPORATION, 50 East 42d st., Cor. Madison Av.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

Foreclosure Sale Valuable Factory Site property of Continental Aircraft Co., at Lindenhurst, L. I., N. Y.,

containing about 70 acres, with large factory buildings. An attractive proposition for manufacturing plant. Saturday, August 14th, 1920, at 10:30 A. M., in front of office of Jeremiah Robbins, Main Street, Babylon, L. I., N. Y.

LONG BEACH

5 room bungalow, ideally located, with improvements, $2,550; $850 cash, balance easy. WALSH & FARRELL. Bus from station. Follow the arrow.

I. G. WOLF, 1270 B'way, N. Y. Exceptional bargains on the North Shore.

HESSELS Long Island Real Estate, 1 West 34th St. 'Phone Greeley 2270.

NORTH SHORE REAL ESTATE. L'ECLUSE, WASHBURN & CO., 23 East 40th St. Vanderbilt 3556.

JEREMIAH ROBBINS Along South Shore, Lebolon, L. I.

HARVEY CRAW, Specialist in Great Neck. 522 Fifth Ave. Vand. 4048.

Westchester—Sale or Rent.

WESTCHESTER COUNTY SPECIALISTS

LP & HVC FISH ACREAGE ESTATES HOMES 527 5th av., cor. 44th st. Tel. 7070 Van.

HOUSE FOR SALE $13,500

At Yonkers on the Hudson, 30 minutes from 42d st., by New York Central. 9 rooms, electricity; perfect condition; over two city lots. Also 12 room house, 3 baths, electricity; larger plot and garage. Offer $17,000 wanted; part on mortgage. BELLOWS & WARREN, GETTY SQUARE, YONKERS.

LARCHMONT, N. Y.

THREE ELEGANT NEW HOUSES FOR SALE ON CHATSWORTH AV. INQUIRE SAMTORO, BUILDER, ON PREMISES.

LARCHMONT. Stucco Colonial dwelling, 8 rooms, 2 baths, every modern improvement; large corner plot; garage; this is offered at a great sacrifice for quick sale. DRUMMOND, 17 West 42d St. Tel. Murray Hill 7323.

Connecticut—Sale or Rent.

SOUND BEACH, CONN.

50 MINUTES FROM NEW YORK. Shorefront property, farms, bungalows, houses, improved and unimproved property; easy terms. E. BENJ. LOCKWOOD. Real Estate. Phone 216 Sound Beach.

ATTRACTIVE COUNTRY HOME. Twelve rooms and two bathrooms, hot water heat; garage and tennerie; all in perfect condition; one acre of high ground; price $20,000. FOLSOM BROS., INC., 127 E. 34th st.

ARTHUR W. BELL REAL ESTATE, STAMFORD, CONN.

DANIEL F. HOGAN Real Estate. Stamford, Conn.

New Jersey—Sale or Rent.

MONTCLAIR

Dutch Colonial, brick and white clapboard residence, 8 rooms, 3 tiled bathrooms, sun parlor, sleeping porch. House is splendidly appointed and arranged. Near Lackawanna Express station. PRICE $26,000. FRANK HUGHES-TAYLOR CO. At Lackawanna Term., Montclair, N. J.

LYNDHURST, N. J.

25 minutes Manhattan via Lackawanna. Commutation $6 monthly; modern homes, newly built; immediate occupancy; 5-6-7 rooms; all modern improvements; large plots; near station; $5,400 to $7,000; cash $1,500, balance mortgage. EXCEPTIONAL BARGAIN—Cottage, five rooms, bath, modern improvements, newly painted and decorated, immediate possession, only $4,800; cash $1,500. Call, phone, write BOGLE & CO., Bank Building, Lyndhurst. Phone Rutherford 1077.

MONTCLAIR, N. J.

$21,000 MOST EXCEPTIONAL OPPORTUNITY. Splendid residence, delightfully located; exceptionally well built and in immaculate condition; centre hall, extra large living room, dining room, butler's pantry, kitchen, 7 bedrooms, 3 baths, all latest appointments; on good sized plot with plenty of shade and represents more real value than any house in town for the money. May be seen by appointment only. MURDOCH COMPANY Opp. Lackawanna, Montclair. Ph. 4616.

MONTCLAIR New York's Leading Suburb—Consult F. M. CRAWLEY & BROS., R. E. Brokers. Opp. Lackawanna Terminal.

JOHN D. MINER, Estates. Homes. Farms. "Anywhere in Jersey." 522 Fifth Av. New York City.

HILLS OF NORTHERN JERSEY Within the hour, on D., L. & W. R. R. CHAS. R. FURRER, 47 WEST 34TH ST.

CHATHAM A look means a lot and a Home in Chatham. EDNA DICKINSON. Tel. 694—Chatham.

CHAS. R. REEVE, MILLBURN, N. J. Homes from $7,500 to $150,000. Maplewood — Short Hills — Summit.

Summit, N. J., Real Estate Office D. L. W. EUGENE JOBS—H. H. BECK CO. Station.

ENGLEWOOD, N. J. Homes for sale. Birtwhistle & Livingston. 46 Dean St.

SPRINGFIELD, N. J. Properties for Sale. Ask BUNNELL. Tel. Milburn 300.

REAL ESTATE—OUT OF CITY.

New Jersey—Sale or Rent.

OUR HOME FOR SALE

We are purchasing a larger home in our immediate vicinity. Ours is for sale for $4,500 cash, balance on very easy terms to right party; eight rooms, bath; garage; wide porch and tree covered plot 150 ft. x 189 ft.; all go to make one of the daintiest, most practical and comfortable homes for a small family, with one or no servants, to be found anywhere. My husband and I have spent much time and money in creating our ideal home. Any woman and most men will appreciate it on sight. Decorations put in under personal direction of an artist. Can give occupancy on one week's notice. Yes, it's just a few minutes' walk to the railroad station, and the commuting to New York is unusually convenient. The neighborhood is purely residential, very beautiful and very healthy. This is a real snap for some one. Details from EARNEST, P. O. Box 748, City Hall Station, New York City.

COMBINATION OF SEASHORE AND COUNTRY.

The EMPIRE TRUST COMPANY, Trustee, offers some exceptionally choice lots and plots on the picturesque Shrewsbury and near the OCEAN, at prices far below ther REAL value. Small payments down and monthly installments; located on well graded STREETS and in restricted NEIGHBORHOOD; accessible to city by Penn. R. R., Central R. R. of N. J. and Sandy Hook Route; also trolley lines. For information regarding free transportation and descriptive matter, call, write or phone Department S. H. EMPIRE TRUST COMPANY, Trustee, 120 Broadway, New York; telephone Rector 9600.

AN OPPORTUNITY

To buy a splendid new home, much below present cost; located on large corner plot with fine old trees; house contains 8 large rooms, 2 baths, 2 piazzas, open fireplace, sanitary gas kitchen, every convenience; only $3,500 cash needed, balance on mortgage; good transportation, schools, churches, clubs, &c. Full particulars mailed. A. A. CHRISTIE, 183 Broad Av., Leonia, N.J. Phone Leonia 827.

ENGLEWOOD HOUSES FOR SALE REAL ESTATE. H. Weatherby & Co, Englewood, N. J.

New Hampshire—Sale or Rent.

TIMBER LOT FOR SALE

in Lyme, N. H., consisting of pine, hemlock, spruce and hardwood; extra quality and estimated to cut 10,000,000 feet. Inquire of W. H. McKELLIPS, Castleton, Vt.

REAL ESTATE WANTED.

LIBERTAN CORP., 115 BROADWAY BUYS BARGAINS IN REAL ESTATE.

FARM PROPERTY.

A. E. STROUT Farm Bargains in 33 States. Catalogue free. 150 Nassau St., N.Y.

FACTORIES FOR SALE OR RENT.

FACTORIES Any Size Anywhere For Sale or to Lease NEW LISTING SOLICITED. GAILLARD REALTY CO., 149 WILLIAM ST. PHONE 1058 JOHN

LONG ISLAND CITY 5,000 to 100,000 square feet space; early occupancy; will build to suit. ROMAN CALLMAN COMPANY. Bridge Plaza, LONG ISLAND CITY.

KLEIN & CO. Factories Everywhere. 433 Summit Av., Jersey City

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

25 West Broadway Running from Park Place to Barclay Street. Large light corner office, containing 1,292 square feet. Possession of Once. Elevator, steam heat, sprinkler system. CRUIKSHANK COMPANY, 141 Broadway.

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

LOFTS TO LET

Possession Feb. 1, 1921. 8-10 West 19th Street. Two elevators. Fireproof building. Sprinkler system.

Loft to Let

18-20-22 West 20th Street. Runs through to 23 W. 19th St. Approximately 10,000 sq. ft. Four elevators. Fireproof building. Sprinkler system. Inquire KAYELL REALTY CO., 35 Nassau Street. Phones Rector 9454 & 1073.

PENN. TERMINAL BUILDING 17 STORIES ENTIRE BLOCK FRONT. Seventh Avenue 30TH TO 31ST STS., ADJOINING PENNSYLVANIA STATION NEAR MAIN POST OFFICE. ABOUT 20,000 SQ. FT. PER FLOOR. Unobstructed Light FOR RENT STORES, OFFICES AND ENTIRE FLOORS Ideal Location for Executive Offices, Financial Institutions or Salesrooms. NO MANUFACTURING. Apply to Your Own Broker or REGENT REALTY COMPANY 33 West 42d Street.

OFFICES FOR RENT From $60 Monthly and Up. Hotel Algonquin Annex, 67-69 West 44th Street.

OFFICES. Light suite of offices; corner building; 5th av. and 42d st. district. Let Us Know Your Requirements. FRANK L. FISHER CO., 50 EAST 42D ST. TELEPHONE MURRAY HILL 8513.

Store and Basement Possession; very light; 27x98.9. 20 West 30th st. Telephone Longacre 3070.

STORE, 909 7th Ave.—1,400 square feet; also basement, sublet Sept. to May 1, 1921. REASONABLE RENT.

Borough of Brooklyn.

GARAGE FOR SALE OR RENT

Best Automobile Section of Brooklyn. New 2 story corner concrete fireproof building, about 17,500 square feet; all improvements; beautifully finished. For further particulars address Room 409, 44 Court st., Brooklyn. Phone Main 8459.

APARTMENTS — UNFURNISHED

From Battery to 14th St., Inclusive.

49 FIFTH AVENUE

Seven and eight very large room apartments; exceptional high ceilings; elevator service, two master's baths, fine open fireplaces; electric laundry in basement; possession September 1; rent $5,000, $5,500.

APARTMENTS — UNFURNISHED

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

HATFIELD HOUSE 101-103 East 29th. 1, 2 & 3 room Apartments for lease. Elevator, Hotel Service. 2-room apartment, ground floor. Suitable for Physician. Apply on Premises, or Spotts & Starr, Inc. Times Bldg. Bryant 4000.

MASON 6-12 East 58th St. Adjoining Central Park Plaza Two apartments of 8 rooms and bath each. Possession Oct. 1, 1920. CRUIKSHANK COMPANY 141 Broadway.

127 EAST 34TH ST. Apartment, two rooms and bath, heat and hot water, north light; POSSESSION; RENT $1,000. FOLSOM BROS., INC., 127 EAST 34TH ST.

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

64 WEST 93D ST. 3 ROOM APTS. ALL MODERN IMPROVEMENTS RENT $80 TO $95. Inquire on premises, or Berlin Renting Agency, Agents, 141 East 17th St. & 162d & Broadway.

104th St., 212 W. ADJOINING BROADWAY. New Law Walk Up ALL MODERN IMPROVEMENTS. 3 Large Rooms ELEGANT LIGHT $100 to $135 a month. Inquire on premises, or BERLIN RENTING AGENCY, Agts. 141 E. 17th St., and 162d and Broadway.

Borough of Brooklyn.

109 MONTAGUE ST., BROOKLYN

4 rooms and bath.....$110
3 rooms and bath.....90
4 rooms and bath (Housekeeping) 125

Clinton Trading Corporation, 186 Remsen St., Brooklyn. Main 3640.

CITY REAL ESTATE.

BROOKS & MOMAND, REAL ESTATE MORTGAGES. 115 B'WAY. TEL. RECTOR 2267.

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

TO lease, for short term of years, 4 story and basement house on 48th st., between Broadway and 6th av., on lot 20x100; must be responsible party. O., 294 Sun-Herald, Herald square.

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

FIVE story double flat in 102d st., near Central Park West; 50x100. WM. LOVE, 286 Flatbush av., B'klyn.

IMMEDIATE POSSESSION. $5,000 cash will buy desirable 3 story and basement 17 ft. dwelling on W. 94th st., near Central Park; 8 rooms, 2 baths; electric light; excellent condition; reasonable price. M. MORGENTHAU, JR., CO., 406 Broadway. Cort. 3966.

7TH AV., near 116th.—Five story apartments, stores, $45,000, cash required $10,000; rents $6,000. SELZ, owner, Hotel Ansonia.

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

MUST dispose of my dwelling on W. 138th st., near Broadway, 3 story and basement, 2 families, 6 rooms and bath each; price $15,250; easy terms; possession given of one apartment. MILLEN, 147 North Terrace av., Mount Vernon, N. Y.

PRIVATE house for sale, 9 rooms, 2 baths, electric light, plot 17x100; price $10,700, $3,500 down; house is on 159th st., between Broadway and Amsterdam. Inquire 322 West 83d st., in the gasolene station; immediate possession.

Borough of Bronx—Sale or Rent.

BARGAIN at University Heights.—Dwelling of 16 rooms, all improvements; large plot of land; possession; price $25,000. B. H. WEISKER, 9 East Fordham road.

Borough of Brooklyn—Sale or Rent.

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 8260.

Borough of Queens—Sale or Rent.

A REAL GEM. Seven rooms, bath, parquet floors, electric, gas, steam heat, all modern improvements, driveway, 25 minutes Penn Station; price $8,500; reasonable terms. B. H. SWEET, 363 Fulton st., Jamaica, phone 476.

ACT QUICK!—Nine rooms, bath, up to date, Richmond Hill; could be used for two families; $9,500 to Jewish party. Phone Owner, 3252 Richmond Hill.

A desirable suburban home for sale, 11 rooms, billiard room, sun parlor; beautifully located; 16 minutes from Penn Station; near elevated, trolley, schools, &c.; on large plot of ground. Telephone 4471 Richmond Hill.

BROADWAY ON THE HILL, FLUSHING, L. I. JUST COMPLETED, FOUR SIX ROOM COLONIAL HOUSES; EVERY IMPROVEMENT; TILED KITCHEN AND BATH; COMBINATION GAS AND FIRELESS RANGE; STEAM HEAT, ELECTRICITY; OPEN FIREPLACES; INTERIOR FINISH WHITE ENAMEL, WITH MAHOGANY DOORS; TWO HOUSES WITH LARGE BRICK PORCH; HOUSES ON PLOT 60x100 AND 80x100. TELEPHONE W. S. GASSNER, 2631 FLUSHING.

THREE LOTS, CHOICEST PART FLUSHING, FOR SALE. H., 268 SUN-HERALD, HERALD SQUARE.

REAL ESTATE—OUT OF CITY.

Long Island—Sale or Rent.

AN IDEAL HOME at an attractive price; six large rooms, tiled bath, garage, Colonial finish, all improvements, new and ready now; near the park, two blocks to subway station, 20 minutes to Times Square; cash required $3,000, balance reasonable terms. Phone or write for photo, plans and card of inspection. J. S. WITHERS, 52 Vanderbilt av., room 1314. Tel. Vanderbilt 9485.

GOOD GROUND, 125 acres, unimproved; price and terms reasonable. BULKLEY & HORTON CO., 58 Nostrand av., 7520 Third av., 414 Myrtle av., 1214 Flatbush av., BROOKLYN.

HEMPSTEAD, six room stucco bungalow; garage, all modern imps., nice garden, 2 more rooms upstairs arranged; $8,750, $2,500 cash; immediate possession. OWNER, 3103 Bryant.

NEW Colonial house, seven rooms, bath, all latest improvements; four lots; good location; 35 minutes out. OWNER, 17 Hinsdale av., Floral Park, N. Y.

REBUILT farmhouse, 8 rooms, 4 bedrooms, bath, extra toilet, steam heat, electric light, 3 real fireplaces, beautifully decorated, artistic fixtures, fully furnished, many genuine antiques; plot 159x100, on corner; 2 car garage, 30 minutes from New York, 3 minutes from station and golf links; sell furnished $25,000; unfurnished $15,000; liberal amount of land value may remain on mortgage. J. P. LYNCH, room 830, 2 Rector st.; tel. Rector 5565; Laurelton 1942.

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

TWO modern stucco houses, built in 1916; best material and workmanship; 8 rooms, 2 baths, sun parlor; heated, equipped with steam heat, electric lights; lots about 53x175; Greenwood av., corner Lockwood av., Far Rockaway; possession Oct. 1. J. J. GRADY, Hotel Hargrave, New York. Col. 4800.

Westchester—Sale or Rent.

ATTRACTIVE stucco home at New Rochelle, 8 rooms, bath, gas, electricity; nice plot; central location; $9,500; $2,500 cash. Send for FREE bulletin of home bargains for sale. N. E. VAIL & CO., 1st National Bank Bldg. Tels. 1004 and 1085, Mt. Vernon, N. Y.

H. W. SULLIVAN, specialist in Westchester real estate, 509 South Broadway, Yonkers.

REAL ESTATE—OUT OF CITY.

Westchester—Sale or Rent.

EXCEPTIONAL VALUES, NEW ROCHELLE. Eight rooms, bath, gas, electricity, hot air heat; plot 50x125; exclusive neighborhood; short walk to beach, 10 minutes to station; price $12,000, only $5,000 cash. J. CLARENCE DAVIES, "Homes Within the Hour," 51 East 42d st. Vanderbilt 9744.

FARM of 25 acres; orchard, fields and woodland; house and barns in excellent condition; price $20,000. Apply COSTELLO, phone Rye 159.

JAS. D. McCANN, 11 North av., New Rochelle. Homes—New Rochelle, Larchmont, Pelham.

MANY attractive homes, Mount Vernon and vicinity, $10,000 to $65,000; choice sections. L. T. CARROLL, real estate, 6 North Second av., Mount Vernon; tel. 274.

MOUNT VERNON property a specialty. L. T. CARROLL, Real Estate, 6 North 2d av. Mount Vernon. Telephone 274.

RYE.—A gentleman's residence, convenient to trolley and station, in vicinity of Rye, house contains five master rooms, three maids' rooms, large living room, dining room, butler's pantry and kitchen; in beautiful order; about two acres of land; excellent garage for three cars; large, fine old trees; excellent neighborhood; possession October 1; can be purchased for remarkably low price of $30,000, which is less than the house alone can be built for today. BLAKEMAN QUINTARD MEYER, INC., 50 East 42d st. Murray Hill 2466, or Depot Square, Rye, N. Y.: Rye 523.

RYE—White Colonial house, 8 rooms and 2 baths, ½ acre of land, garage and chicken run and beautiful trees, convenient to Rye station, also convenient to trolley; extremely desirable winter residence; everything in first class condition. This is a pre-war price of $15,500; easy terms; immediate possession. Owing to the scarcity of houses, which is growing worse daily, if you have not settled for October 1 it is important that you see this house at once. BLAKEMAN QUINTARD MEYER, INC., 50 East 42d st., Murray Hill 2466, or Depot Square, Rye, N. Y.: Rye 523.

THREE elegant new houses for sale on Chatsworth av., Larchmont. Inquire SAMTORO, builder, on premises.

New Jersey—Sale or Rent.

ATTRACTIVE DWELLING, 11 rooms, ample grounds, with garage, on desirable corner, opposite new State highway; hot water heat, gas, electricity and all modern improvements; fruit trees in garden; accessible to railroad and trolley; 20 minutes to New York; price $15,000. TELEPHONE 628-W MORSEMERE, N. J., or R. W. THOMSON, 52 Wall st.

A HOME OPPORTUNITY at Ridgewood, N. J. Attractive and strictly modern house; highest residential section; 5 minutes station; 8 rooms (4 bedrooms), tile bath, living room with open fireplace; hot water heat; owner leaving town. M. W. E., box 21, Ridgewood, N. J.

ELIZABETH, N. J.—A two family house on Reid st. will be sold for $8,800; each apartment has five rooms; small cash payment and $86 per month; apartments will rent for $45 per month each; this is a bargain. BURTON THOMPSON & CO., 135 Broadway, N. Y.

ELIZABETH—Elmora district, 100 Ralph st., can be purchased with small cash payment and balance above 50% first mortgage; payments $87.50 per month. This is a new six room house, steam heat, hardwood floors, tile bath, near Elmora station, on Central R. R. of N. J.; price $8,750. BURTON, THOMPSON & CO., 135 Broadway, N. Y.

ELIZABETH, N. J.—At 835 Cross av., near North Elizabeth station of Penn. R. R.; we have a new seven room house with all modern improvements, which we can sell at $9,700; small cash payment and $97 per month will be acceptable to owners. BURTON THOMPSON & CO., 135 Broadway, N.Y.

ENGLEWOOD VICINITY.—Artistic new houses, Colonial style, 9 rooms and 3 baths; steam heat, all modern equipment; ½ acre plot; possession September 1, price $22,500; terms. H. WEATHERBY & CO., Englewood, New Jersey.

JUST COMPLETED at Ridgewood, N. J., three artistic Colonial houses, every improvement; good location, large plot; seven minutes walk to station; reasonable terms and prices; special inducements if purchased before August 16. M. B. WILLCOX, 4 Marshall Ave., Ridgewood, N. J.

PROPERTIES in Morristown and vicinity. EUGENE V. WELSH, Morristown, N. J.

TO RENT, SEPTEMBER 1. Owing to business changes owner desires to rent, furnished, his new 12 room house, with two baths, seven bedrooms, electricity, steam heat, gas; two-car garage; large plot; tennis court; lease for one year; good neighborhood; rent $250 per month. Uel Freeman & Son, 136 Irving st., Rahway, N. J. Telephone 50 Rahway.

$3,000-$4,000 CASH. BALANCE ON EASY TERMS. BUYS PRIVATE RESIDENCE IN LEONIA, N. J. Eight rooms, with all improvements, on beautiful large plot, with exceptional fine fruit and shade trees, shrubs, berries, &c. TWO FAMILY HOUSE IN WEST FORT LEE, N. J. 15 rooms, with all improvements; lot 125x120; large chicken house, fine vegetable garden, grapes, fruit and shade trees, &c. Inquire at 207 Leonia av., near Woodridge place, Leonia, N. J.

New York State—Sale or Rent.

BEAUTIFULLY situated at Cragsmoor, overlooking the Rondout Valley, near Ellenville, N. Y.; 12 acres, with boarding house which accommodates about forty guests, and six room cottage; easy terms. STEPHEN W. COLLINS, Ex., 40 Wall st., N. Y.

FOR SALE—Twelve room house; all improvements; in good repair; about acre of land; overlooking lake, on high ground; price $15,000; $5,000 cash. Apply to C. SHELLEY, Valhalla, N. Y.

Connecticut—Sale or Rent.

A. M. BOLES, Real Estate, Sound Beach. Tel. 546.

SUBURBAN HOMES WANTED.

WILL LEASE 7 OR 8 ROOM MODERN HOUSE, FURNISHED OR UNFURNISHED, GARAGE, WESTCHESTER, NEW JERSEY OR LONG ISLAND; GIVE FULL PARTICULARS. R. T. BLOCK, 156 5TH AV., ROOM 202.

REAL ESTATE WANTED.

AMER. REALTY CO., 299 Broadway, buys choice Manhattan and Bronx properties.

HAVE client for West Side dwelling. Send full details to D. KEMPNER & SON, 522 5th av.

HAVE $1,000 cash, wanted, house anywhere within one hour Park row. Box 122, 852 Columbus av.

WANTED—Vacant lots or old buildings, any quantity or any location, in Manhattan; from owners only. WALTER M. SMITH 17 West 42d st.

WANTED—To purchase a four family single flat in good neighborhood; $4,000 cash. O., 1003 Sun-Herald, Brooklyn.

WOULD buy private house, furnished, near Riverside, below 96th. H., 297 Sun-Herald, Herald square.

FACTORIES FOR SALE OR RENT.

BARGAIN—Yonkers Factory Location 70,000 sq. ft.; terms. Dunwoodie Realty, 213 Flags Bldg., Yonkers.

FOR bargains in commercial water front properties see JOSEPH T. MULLIGAN, 55 Liberty st.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

UPPER floor of premises 84 Broadway now suitably furnished and adapted for stock brokerage business. Inquire JOSEPH B. ROSENBACK, attorney, 220 West 42d st.

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

FOR RENT. Top floor, 5th av. and 42d st.; immediate possession; 3500 square feet; excellent light. MR. STRYKER, 509 5TH AV. PHONE VANDERBILT 8420.

OFFICES, very light, desirable; moderate rental, considering building; immediate possession. Vanderbilt 5616.

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

SKYLIGHT STUDIO for business purposes only. Superintendent, 65 West 67th st.

Borough of Bronx.

ATTENTION! COAL DEALERS & MANUFACTURERS

Fine chance to lease on East River water front for long term. Apply B. H. WEISKER, 9 E. Fordham rd., Bronx.

HOUSES TO LET, FURNISHED.

TO lease—My home, 58 West 71st st., as private residence only, for six months or one year, during my absence abroad; ready for immediate occupancy, completely and elegantly furnished, including linen and silverware; steam and furnace heat and gas logs, ultra modern plumbing; three bathrooms; everything in perfect condition. JAMES K. HACKETT.

HOUSES TO LET, UNFURNISHED.

LEXINGTON AV., 813.—Four story high basement, 5-10 years; $5,000 net. Phone Plaza, 2974, Mrs. JOHNSON.

TO lease, for short term of years, 4 story and basement house on 48th st., between Broadway and 6th av., on lot 20x100; must be responsible party. R., 89 Sun-Herald, Herald square.

APARTMENTS—FURNISHED.

In the sixties, near Central Park West, in one of the choicest hotel apartments in the city, a handsomely and completely furnished duplex apartment with a very large living room, two bedrooms, kitchenette and dining room; every hotel convenience; swimming pool; immediate possession; lease; rent $4,500. Write Attorney, Y., 659 Sun-Herald, Herald square.

APARTMENT RENTING SPECIALIST. First class furnished apartments; bargain; long and short leases; avoid hunting. Telephone Cathedral 3828.

MADISON AV., 274.—Two rooms, tile bath and shower; elevator; immediate possession; reasonable summer months. Telephone Miss Morris, Circle 3560.

NARRAGANSETT HOTEL (94th and Broadway)—Reduced summer rates, 1, 2 and 3 rooms and bath; restaurant; new management. FRANK A. PETELER.

RIVERSIDE DRIVE.—8 rooms, 2 baths; $500 per month, for one year. Address HILLENBRAND, 1936 Amsterdam av.

STUDIO APARTMENT. Large, light workroom, furnished; modern; elevator; reasonable. Suite 2B, at 58 West 57th, or Plaza 6965.

WEST END AV., 365—Attractively furnished suite of three rooms and bath (non-housekeeping).

19TH ST., 105 East.—Suite of 3 rooms, tastefully furnished, non-housekeeping; immediate possession; references; inspection daily, 12-1.

72D ST., 20 West—Two rooms, kitchenette, bath, from September 1; also one room, kitchenette and bath. Seen afternoons.

83D ST., S. W. CORNER MADISON AV. Newly decorated apartment, one room and bath, $50 up; two rooms, bath, $75 up; hotel service; extraordinary value; block from park; restaurant. HOTEL ASHTON.

97TH, 308 WEST (near Riverside Drive).—2, 4, 6, 8 light, spacious rooms, one two baths, elevator, electricity, telephone; short or long lease; immediate possession; excellent transit facilities. ERNEST TRIBELHORN.

108TH ST., near Riverside Drive.—Two large beautifully furnished rooms and bath in private house; suitable for two to four people; gentlemen preferred; strict references. Academy 1813.

APARTMENTS — UNFURNISHED.

From Battery to 14th St., Inclusive.

13TH, 241 West.—Four and five beautiful rooms; all improvements. 6016 Chelsea.

27-29 Waverley place (Washington Square Northeast).—Two rooms and bath, non-housekeeping; $1,020 up. Tel. Schuyler 1290. GUYON L. C. EARLE, agent, 200 W. 80th st.

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

HIGH class three room and bath non-housekeeping apartment; immediate possession; highest reference required. See superintendent, 200 Central Park South.

Above 59th St.—5th Av. to East River.

CORNER Apartment, Park av., near 68th st.—Three rooms and bath; non-housekeeping; maid service; immediate possession; full particulars. PORTER & CO., 139 W. 125TH ST.

MADISON AV., 1219 (88th st.).—Sublet eight rooms, all light, immediate possession or October 1, $2,850; six rooms, $2,150. Seen 1 to 6.

PARK AV., 815.—Doctors' suites, 1 and 3 rooms. Agent on premises.

60TH ST., 42 East.—Apartment, unfurnished two rooms and bath, $125 month; long or short term. Phone Plaza 2974.

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

PETER STUYVESANT, 2 West 86th st. 1, 2, 3 rooms, $1,000 to $2,700.

WEST END AV., 758 (96th).—Six outside rooms, all light and airy, electricity, telephone; express subway; $150.

90TH ST., 312 West.—High class, modern apartment, five rooms and bath, in owner's home.

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

163D ST., 544 West.—Five rooms, all latest improvements, $80; year's lease.

180TH ST., 602 West.—Attractive 5 room corner apartment; one block from 181st st. subway; $100 per month from September 1. SLAWSON-HOBBS, Agents, 162 West 72d st.

Borough of Bronx—Sale or Rent.

CRESTON AV