REAL ESTATE FOR SALE
Improved.

721 EAST 15th STREET.

Just off Park av. This is a 7-room cottage; has city water, both hot and cold; sewer, porcelain sink, bath, marble washbowl, closet, gas for cooking and lighting; good gas fixtures; nicely decorated; hardwood floor in kitchen; fine well water and cistern. Look it over and let us show you through. Then make us an offer; your own terms. Might consider well-located vacant property in trade.

Home.

You'd think so, too, if you would take a peep inside. It's 2900 3d av S—you know what a pretty street 3d av is. This is practically a new house; well built; has reception hall, parlor, dining room and kitchen; first floor all finished in hardwood—floors, too; ceilings are coved and walls hand-tinted; four good-sized bedrooms and bath on second floor; beautifully decorated; large attic; full basement with laundry; outside entrance; hot water heat; has stone porch; faces east and will make some one a lovely home. If you have $700 or $800 you can buy this and pay the balance quarterly or yearly, 6 per cent interest. The price but $3,500. No better value to be had in the city.

This Week "U" Can Live in Sunnyside for $3,500.
(Easy Payments.)

House has east front, with full lot, 45x128; 9 rooms; all modern except heat; arranged for two (2) families; street parked and elegant shade; large barn; one block to car. This is an excellent value.

$1,650.

13th av S, near 25th; 6-room house; good repair; all improvements in street; very homelike; will submit terms.

Walter L. Badger,
Oneida Building.

MIDSUMMER BEDROCK PRICES FOR THESE fine homes. Buy now when you can buy cheap and have a home to move into when your lease expires this fall.

$10,000—Beautiful, new, modern, up-to-date home of nine rooms, large barn for carriages and automobile, on large lot, Stevens av near Franklin.

$4,500—New, up-to-date, modern house of eight rooms, beautifully polished hardwood finish and floors, large pantry, full plastered basement, laundry and hot water heater; burned only six tons coal last winter; full sized window screens, storm windows, new barn. This price for quick sale.

$6,500—Downtown property, house of eight rooms, bath, gas, city water, in first class repair, on 14th st near 3d av S.

$3,500—Full modern home of eight rooms and good barn, on corner lot, Penn av N near 6th av car line. This is a big bargain. Get after it.

$2,250—Eight-room, modern but heat, and barn, Pillsbury av near 31st.

$1,900—Six rooms, city water and barn, 22d av S near 21st st.

$1,150—Seven rooms, lot 50x157, 27th av S near Lake st.

Sloane-McCulloch Agency,
Onelda Block, 104 4th st S.

ARE YOU A JUNE BRIDE; HAVE YOU been or are you going to be? If so, you want that sweet little artistic cottage, designed just as you like it with every known convenience, which we have built for you at 522 W 34th st, corner of Garfield av S and 34th st. This house has full basement, fine steel heating plant, complete laundry and three rooms on the first floor finished in beautiful stained mahogany, with polished hardwood floors, fancy grill openings, double action door to the pantry, complete pantry with flur bin, etc.; back vestibule, most complete kitchen and everypantry with flour bin, etc.; back vestibule. Second floor has three nice bedrooms with closets and a large tiled bathroom with linen closet; all plumbing the best open nickel plated and complete in every detail, lavatory, closet, tub 30-gallon boiler, etc. House is fully complete, with very elaborate gas fixtures, best window shades, full length screens, stone walks, lawn sodded and graded, in fact a home ready to move into without a dollar to spend, and it is all yours for only $2,800. This brand new house is the most remarkable snap ever offered in a cottage home in a fine location, and if you want the best built house for the money, take the Monroe & Bryant car to 34th st S and come and see it. Open Sunday afternoon for inspection. First come, first served.

Morrison-Crittenden Co.,
408 1st Av S.

HARRIET REALTY CO.,
4315 Upton Av S.

$3,500—Buys a thoroughly modern stone house of eight rooms and three lots; near Lake Calhoun; should sell quickly at such a moderate price.

$1,700—For five-room house and one acre of ground, near south shore of Lake Harriet; well, cistern, cellar, cement foundation; chicken house, large trees; can be bought on easy terms.

$750—Takes a new cottage and two lots, each 42x135; plenty of fruit and shade trees; good well, garden, chicken house, etc; three blocks from Lake Harriet and street car.

Lake Harriet Lots.

$275—Each for two fine lots, one block and overlooking Lake Harriet.

$780—For an acre of good building lots two blocks from car and near Lake Harriet; easy terms.

$950—For a splendid lot 60x168; large trees, sidewalks, water and gas; one block from car and near schools, churches and pavilion.

MODERN HOUSES.

There should be a home among these for you. Some are big bargains. Look them over carefully and if the locality pleases you call us up, Main 2413, and we will give you particulars. When we say modern we mean it.

$25,000—Groveland av, 15 rooms.
$21,000—Bryant av S, 10 rooms.
$18,000—Hennepin av, 14 rooms.
$16,000—James av S, 10 rooms.
$15,000—Bidgewood av, 12 rooms.
$15,000—Dupont av S, 14 rooms.
$14,000—Blaisdell av, 12 rooms.
$12,000—Knox av S, 10 rooms.
$10,000—Portland av, 11 rooms.
$8,000—Highland av, 12 rooms.
$7,500—Aldrich av S, 11 rooms.
$6,500—Humboldt av S, 9 rooms.
$4,500—Fremont av S, 9 rooms.
$3,500—Fleasant av S, 9 rooms.

H. F. Williams & Co.,
Real Estate, Fire Insurance, Investments, Loans,
840 Security Bank Bldg.

THREE ELEGANT, BRAND NEW HOUSES for sale in Bryn Mawr, on Laurel av between Ash st and Oliver av; take Bryn Mawr car; houses are honestly built and must be seen to be appreciated; have all modern conveniences and are piped with the pure Bryn Mawr spring water; prices and terms reasonable.

921 Main st NE, small house, lot 66x165.
1613 Madison st NE, two-story house, in good repair; lot 42x127.

Theo. Basting,
508 Globe Bldg.

$350 COUNTRY HOMES.

$50 cash down, balance $10 per month. Let us make a home for you and your little ones, out where the air is fresh, where there are trees, fruit, flowers, where they will grow up strong in mind and body—not puny and dwarfed by the heat and foul air of the city. These homes have fine land from which a thrifty family can get a large part of their living.

For particulars call or write
Adam Hannah,
200 4th st S.

$3,000 WILL BUY A BRAND NEW HOUSE of seven rooms, on Pleasant av S, inside 32d st; house is fully modern in every detail with the celebrated Knights' heating plant, best open nickel plumbing and located on a lot of exceptional size; house has been built but a few months but the owners wish to change location and offer it for sale at a sacrifice. Must have at least half cash.

Morrison-Crittenden Co.,
408 1st av S.

I AM GOING TO EUROPE AND WILL SELL my 12-room modern duplex house in Southeast Minneapolis for $4,000. The house is three years old, built of the very best material, located on a lot 50x135; good barn and a fine wall; the house has full basement; laundry; hardwood floors, two bath rooms and a large attic. This is a good rental proposition. Do you want a bargain? Look this up at once as it is a real snap. Address 7227, Journal.

$3,200, EASY TERMS—FINE SEVEN-ROOM home, with bath, city water, sewerage, gas and gas fixtures, hardwood floors, nicely decorated, plate rail in dining room, open nickel plumbing, storm windows, screens. This house is well built, warm and in perfect repair, convenient to school, church, car line and stores; excellent neighborhood; large lot with oak trees and shrubbery; never rented, not old. Telephone Miss Currier, Main 4316-J.

FOR SALE—NEARLY NEW EIGHT-ROOM house, good barn, city water, etc., North Broad st, Mankato, Minn.; lot 66x150; price $4,000. This property is situated right in the heart of the city, and on one of the finest streets, and is a bargain at this price. I also have one of the best 200-acre farms in Blue Earth county, 3½ miles from Mankato, Minn., that I will sell very reasonable. J. A. Goodrich, 206 7th st S, La Crosse, Wis.

REAL ESTATE FOR SALE
Improved.
Continued.

NEW MODERN COTTAGES.

$1,675—Brand new 5-room cottage, all on one floor; large attic with room for one or two more rooms; hardwood flors, gas fixtures, city water, god cellar, storm sash and screens; near Western av and Morgan. Easy terms. A very desirable home at small cost.

$1,400—New 5-room cottage (very nice), and three lots, 43x128, fenced; an ideal place for health, gardening and chicken raising; convenient to carline, on North Side. Very cehap.

$1,875—An ideal new cottage home on 4th st N, near 33d av; hardwood floors, city water, gas fixtures, dry cellar; handsome lot, 45x157 feet to alley.

$2,175—A new fully modern, except heat, five-room cottage all on one floor; hardwood finish and floors, bath, closet, gas and gas fixtures; large attic, with stairs; fine basement; storm sash and screens; a very complete and convenient home; easy terms; 13th av S near 27th st.

$1,875—A new, never occupied five-room cottage on 5th av N near Fremont; hardwood floors, gas fixtures, window shades, stone walk, etc.; pleasant walk from business center. Easy terms if desired.

$3,000—Near 17th av S and 34th st, a new, neat, conveniently arranged 5-room cottage with handsome polished hardwood floors, bath plumbed ready for fixtures; window shades, storm sash and screens. Easy terms if desired.

Thompson Bros.,
234 Security Bank Building.

FACTS.

No. 1—Every dollar of rent paid out is gone. At the end of life you have nothing to show for it. The "other fellow" has it all. Is that wise? More especially when you can make your rent pay for your home?

No. 2—If you are paying from $25 to $40 per month rent, out of this rent you can get a good home clear in from six to ten years. The increase in the value of your property will also amount to considerable. If you have a few hundred dollars on hand, come and see me and let me tell you about it. Here is a sample:

$375 Cash,

balance $25 per month without interest above a mortgage of $1,000, 6 per cent. I have two, one five and one six-room new residences, all modern except heat, beautifully finished in hardwoods; gas fixtures, storm sash, screens, water meter, etc.; beautifully and expensively decorated, hardwood floors, plenty of closet room. Both lots are fine, one of them being especially large. Five-room house convenient to Nicollet car line, six-room house near Bryant av line. You certainly ought to look these properties up at once.

$350 Cash.

Price $1,250. Five-room house and two lots near Como-Harriet car line, Southeast. A big snap. Party going to leave the city and must sell at once. This is a giveaway.

Potter,
601-602 Phoenix Bldg.

$5,600—A NICE 10-ROOM THOROUGHLY modern house on Lowry Hill. Also many other very desirable homes on the Hill, ranging up to $20,000.

$10,000—Thoroughly modern brick, four-apartment flat. Separate Spence hot-water heating plant in each apartment. Shows $1,200 income. Tenants furnish own fuel. Good location. Also many other good income properties.

$4,700—Eight-room entirely modern home, overlooking Lake Calhoun. Investigate.

$5,200—Colfax av S near 27th; almost new, thoroughly modern residence of nine rooms, hot water heat; particulars on application.

$3,800—Near 34th st on good South Minneapolis avenue, near Lyndale carline. New, fully modern except heat, residence of 7 rooms, piped for hot water.

$3,250—Seven-room, hardwood floors throughout, hardwood finish below, white enamel above, full open plumbing, porcelain bath, full basement, Boynton hot air furnace; $700 cash, balance easy; good location; eighth ward.

$4,000—Almost new entirely modern 8-room residence; splendid location, in eighth ward. Occupied and built by owner; $500 cash, balance easy monthly payments.

For sale by

H. C. Bruner Company,
326-7-8 Andrus Building.
Phones—T. C. 9858; N. W. M 3200.

WE OFFER FOR YOUR INSPECTION today three new houses of eight and nine rooms, located on and adjacent to the corner of 5th av S and 34th st. These houses comprise the latest ideas in up-to-date arrangement and construction of a modern home. We have here everything worked out in the newest ideas in arrangement of reception hall, dining room and bedrooms. We are using both steam and hot-water heat, so that you may take your choice. Houses are being finished throughout in hardwood, with select birch and oak finish. The houses are in different stages of construction, so that you can see just how we protect you against the cold blasts of winter and provide for your comfort in the sultry days of summer. We are offering these houses at about $1,000 less than your contractor would build them for, or that you could buy them for from a private builder. Owing to the fact that we purchased these lots for half the cost of the adjacent lots, and that our material was ordered in large quantities before the rise in lumber. Look these houses over Sunday afternoon and compare their construction with any house you have seen built in the city and we will abide by your judgment.

Morrison-Crittenden Co.
408 1st Av S.

$850 FOR A NEW, FOUR-ROOM COTTAGE and place for two more rooms in the attic; good well and cellar; on 7th st NE.

$950—Good, nearly new, five-room cottage on 19th av, near Monroe st NE.

$1,500—Good seven-room cottage on 26th av NE, near Central.

$1,700—Good eight-room house, fitted for two families; rents for $18 a month, on 26th av NE, near Polk.

$1,700—Good eight-room house on 13½ av NE, near Taylor st.

No. 675 25th av NE is one of the best nine-room cottages on the street; is worth $2,200; party going west; make me an offer on this and you may get it.

Vacant lots on Taylor, Polk, Fillmore, Pierce Buchanan, Lincoln and Johnson streets for from $150 to $800.

P. C. Deming, 2407 Central av.

INCOME INVESTMENT.

$12,500—We have a splendid income property, well located and in first-class repair, rented for $1,700, that pays over 12 per cent net of taxes and insurance; we consider this one of the best income investments on the market, and it will bear the closest investigation; if interested, call at office for full particulars.

Thompson Bros.,
234 Security Bank Bldg.

NOW PAYING 15 PER CENT; LARGE lot with house and store; now leased for $360 per year. Plenty of space to build two more stores for waiting tenants at a small expense and increase yearly income to $960 or 35 per cent profit on the investment. These are cold facts and can be proven; $2,000 will handle this. Call any day. 2612 W 45th st, or Tel. T. C. 4808.

SNAP.

Income Payer.

$2,800—Fine large, duplex or two-family house and barn; 13 rooms; two cellars; two handsome lots; each 50x126; rented for $360 a year; near Cedar av and 31st st. What do you want better for an income payer or for home and income payer combined?

Thompson Bros.,
234 Security Bank Bldg.

FINE DUPONT AV HOME.

2738 Dupont av S, ten fine large rooms and bath, hardwood finish, hardwood floors, full basement, open plumbing the best, east front, 60-foot lot by 128 feet; built-in sideboard, mantel and grate columned openings coved ceilings, finely decorated; a beautiful home in one of the very best localities in eighth ward. See this at once; owner must sell; show Sunday or any reasonable time; small amount of cash will handle. See it and see us afterward.

Lowry Realty Co.,
Both phones. 329 Boston Block.

FOR SALE—HOSPITAL, SCHOOL (HOME), elegant modern residence for sale, conveniently located for hospital, school or home; three stories, besides attic and basement; many large sunny rooms, wide halls, hardwood floors, elegant interior finish, nine fuel grates, combination heat. This property has one block frontage, is centrally located and two blocks from car line; encroachment of business owner's reason for selling. Address 7313, Journal.

$650 WILL BUY BEAUTIFUL LOT, 50x150, with two-room house, all improvements in street, 2302 James av N. Owner's address, W. G. Roerig, 56 13th st S, second floor.

REAL ESTATE FOR SALE
Improved.
Continued.

LAKE HARRIET.

Cool, shady, lake fronts, lowest prices for lots in Linden Hills, Lake Harriet, Reeves' South Shore and Calhoun Park. Choice lots going fast. Easy terms at bedrock prices.

Snap in duplex, all modern, 10 rooms, hardwood finish, floors, large lot and barn; owner must have money; all for $3,250; cost twice the price asked.

$1,850 only for a new 6-room house, finished in natural birch, with hardwood floors. This is a good bargain; close to car and lake.

$2,650 buys a new 8-room house, close to car and lake; all hardwood finish, well built for a home and cheap for the price.

$1,100, easy terms, takes a 5-room cottage and three lots, close to car; fine chance to raise all kinds of fruit, vegetables and chickens.

$6,500 for one of best built houses in Linden Hills, one block to lake; east front lot, 60x170, on Park boulevard; if you are looking for a home, let me show you thru; this will surely suit.

$3,000 takes an all-modern 7-room cottage, large east front lot, one block to car and lake.

$3,500 buys nearly new all modern 7-room house, east front, hot water heat, 300 feet from lake; very pleasant summer and winter home.

$1,800 only for a 10-room duplex house, very complete for two families, income paying investment; pays 10 per cent on $2,650.

$1,850 gets you 7-room cottage, city water, gas, well built, very comfortable for winter; small barn; four lots; near Lake Calhoun.

George B. Dartt,
807 Phoenix Building.

LAUDERDALE CO.,
Temple Court.

$1,100—Seven-room house with some hardwood floors, renting for $15, two blocks from Washington av extension car line.

$1,200—Nice five-room house, cistern, on Abbott av S between 40th and 41st.

$1,300—Six-room house and two large lots, 1700 Oliver av N; good well and sheds.

$1,600—Six-room newly painted house, with barn, 2227 Girard av N; cash $400.

$2,800—Ten-room brick veneered house, modern but heat; could be rented to two families for $29; near school and street cars.

$2,825—Seven rooms, modern but heat, rent about $30, on 5th av S near Lake st.

$4,000—Two houses in fine condition, renting for $45.

Houses near 32d and Penn av N, $1,000 to $2,000, easy terms. Splendid residences on Irving av S and on Hennepin.

Store, one block from Lake Harriet, doing a fine business, and cottage of six rooms in rear; must be sold at once, owner going to old country; confectionery and bakery, oven, all tools, counters, four rooms above, gas, city water in yard, lot 50x149; all for $3,675; total rent would be $45 per month; $700 down. Here is your chance.

PAUL BEUHLER,
456 Temple Court.

$5,250 takes this choice, up-to-date, eight-room, strictly modern home, finished in the choicest selected highly polished quarter sawed oak; very best selected polished hardwood floors throughout; very best open nickel and porcelain plumbing, choice gas fixtures, nice furnished and plastered laundry room, dustproof coal bin; also vegetable cellar; one of the best up-to-date heating plants; house back plastered and the best selected lumber used; built by the owner for his home a little less than two years ago, and built the best possible; fine large east front lot, full-sized screens, storm sash windows, shades, gas range, laundry stove; everything goes at the above sacrifice price, if sold in ten days. This no doubt will go quick in such fine location. Go and look it over Sunday or any day. No. 2020 Harriet av S, only two blocks to Lyndale car.

WE BUY OR BUILD HOMES ON EASY PAYMENT PLAN.

Payment, $8 for each $1,000 per month. You may have any amount from $800 up. You select your place and your plans for a building. We draw the plans for you without expense to you; you select your contractor. We furnish the money.

All on Your Own Time.

We do business anywhere in Minnesota, North and South Dakota.

American Real Estate Investment Loan Co., 437-439 Andrus Bldg., Minneapolis, Minn.

A BARGAIN.

For Sale—A nine-room house and bath, on a lot and a half; fine large front and side lawn; beautiful shade trees; veranda in front and around side; chicken house and yard; woodshed, granitoid walks, cement cellar, porcelain tub, nickel plumbing, city water, fine well; all in first-class order and repair; will also sell with house one fine, large "Art Garland" nickel plated stove; house situated in the Bryant school district, 37th and Stevens, convenient to the Nicollet av and 4th av S car lines. This is a fine opportunity for someone to secure a fine home. Terms can be arranged to suit purchaser.

Call or address G. B. Bickelhaupt, care of The Journal.

$2,100 FOR EIGHT-ROOM HOUSE, LOT 48x124 to alley, near Franklin and 4th av S.

$2,350 for double house, rented for $32 per month; can be made to pay $50 per month by expending $250.

$4,500—Fine modern house on Harriet av near 25th st, nearly new and up-to-date.

$2,300—Ten-room duplex house, hardwood floors and finish downstairs, full basement, 2739 Buchanan st NE.

$1,800—2731 Buchanan st NE, now in course of construction; it is a dandy, see it today. We control a number of lots in this vicinity and build houses to suit you on easy terms. We are there Sunday afternoons.

Brown Bros.,
1026 Guaranty Bldg.

FLAT BUILDINGS,

two modern pressed brick east fronts, six flats each, seven and eight rooms in each flat; walking distance; all in best of repair; open plumbing, gas ranges, mantels, grates, parquet floors, telephone service for each flat; janitor quarters in rear; ground 100x150, paying 10 per cent; might consider part payment in good lands.

George B. Dartt,
807 Phoenix Building.

EIGHT ROOMS AND BATHROOM, THOROLY modern house, with combination heat; gas and electric fixtures; full basement with plastered laundry in the basement and barn; nearly new; on Bryant av S. We must sell this month.

If you are looking for an investment, we have a piece of property on 4th av S, close in; income $185 per month; a choice corner. Don't fail to ascertain the particulars on this property.

Lake & City Realty Co.,
616 Guaranty Building.

LAKE HARRIET—ONE OF THE MOST BEAUTiful all modern homes in the Hills; seven rooms besides bath, hardwood finish on floors, built in sideboard, large columns in nine-foot arch, leaded and plate glass doors and windows, full basement, fine heating plant, water meter, storm sash and screens, screened porch, beautiful 50-foot lot with big trees and fine lawn, facing lake. This is all new and for sale by owner for only $3,850, half cash. 2911 W 40th st.

$1,550—A SNAP.

A beautiful new five-room cottage; sewer connections; hardwood floors; gas and city water, gas fixtures; full basement; stone walk; wet sink and closet; furnace heat; on a fine lot near 27th and Humboldt avs N.

If you are looking for a bargain you should see this property. Terms to suit buyer.

T. H. Salmon, 710 Temple Court.

LAKE HARRIET PROPERTY FOR SALE—TWO splendid cottages at No. 4017 Queen av S; lot 50 feet front by 132 feet deep to alley; the cottages are new and everything in splendid condition; city water and gas in both cottages; fine shade trees. This property will be sold at a bargain price and on terms to suit buyer. Address

E. E. Selmser,
Sioux City, Iowa.

A $1,600 SIX-ROOM HOME, GOOD CONdition, three rooms newly papered and painted, water, sewer, stone walk, 23d st inside Bloomington; part cash. Address 6809, Journal.

IF YOU WANT A BARGAIN IN DOWNTOWN property, look at the corner of 10th st and 8th av S, 140 feet on 10th, 194 on 6th av, large substantial solid brick dwelling; would consider well located house in trade.

H. N. Bradbury,
Phone 2407 T. C. 505 New York Life.

A HOUSE BEAUTIFUL, OFFERED BECAUSE owner leaving city, only four years old, has ten rooms, up-to-date in every detail, large lot, location in fine residence section, two blocks Kenwood car; price something under $8,500; easy terms. See this at once. Percival, 806 Guaranty building.

OWNER WILL SELL OR EXCHANGE FOR improved property, double corner, 82x118, Portland av and 38th st; these lots face north and west; nearly all improvements in and paid for; title insurance policies given; $1,000 takes them. Address owner, 6471 Journal, for further particulars.

FOR SALE—SUNNYSIDE HOME, COMPLETEly modern, quarter-sawed oak finish, elaborate built-in sideboard, handsome mantels, grates, leaded glass, best hot water heating, for less than it cost me to build fall of 1906; must have cash above mortgage. 7498, Journal.

$3,000—NOW IS YOUR CHANCE.

Strictly modern, nine rooms, almost new, hardwood finish, large lot and barn, two blocks from Nicollet; good location, worth $5,000; easy terms.

J. B. Gleason, 509 Phoenix.

REAL ESTATE FOR SALE
Improved.
Continued.

NEW MODERN HOMES.

$3,200—Near Garfield av and 34th st, a new, seven-room, modern house; oak finish on first floor, handsome hardwood floors in all rooms, full basement with Portland cement floor; gas fixtures, window shades, storm sash and screens; all complete and ready for immediate occupancy. Easy terms.

$4,375—A new, fully modern eight-room house; hardwood finish, hardwood floors in all rooms, fully fitted bathroom, gas and electric light with combination fixtures, built-in sideboard, entire house tastily decorated; full basement with splendid hot water heating plant; laundry trays and coal bins; storm sash and screens; everything complete in all details; on Bryant av S, near 26th st.

$5,000—On Humboldt av S, near 27th st, a nearly new, fully modern eight-room house; hardwood finish and floors; handsome built-in sideboard, dandy bathroom, gas and gas fixtures, plastered attic, full basement, hot water heat, laundry; very handsome lot, 48x159 feet.

$4,900—On Harriet av, near 25th st, a handsome new, fully modern eight-room house; quartered oak finish, hardwood floors all over, full basement with fine hot water heating plant, laundry, coal bins, etc.; shades, storm sash and screens. A fine home. Let us show it to you.

Thompson Bros.,
234 Security Bank Bldg.

$4,000—NINE-ROOM HOUSE, CAN BE arranged for two families; city water and wet sink, in good condition, newly shingled and painted; full basement, small barn and shed; excellent location. All modern homes in neighborhood. Owner may shade this price for quick sale. Can be seen tomorrow. Call at 1017 14th av SE.

C. B. Carlton Torelle,
820-824 Security Bank Building.

LOOK IT OVER.

1616 Linden; eight rooms; all modern conveniences; good neighborhood; right down town; this is a snap; owner only asks $3,500, but wants an offer. What's your offer?

Walter L. Badger,
Oneida Bldg.

BUILD A NEW HOME.

Do you want to build?

We will build on your lot or buy you a lot where you want it and build for you on plans to suit you.

No charges for plans if we build.

Terms to suit reasonable people.

All work guaranteed. Best of references.

Modern homes and duplex houses a specialty.

Lowry Realty Co.,
320 Boston Block.

$3,650 WILL BUY A MODERN HOUSE ON Portland avenue, near Lake st, with nine large, finely decorated rooms, hall and conservatory; hardwood finish below; hardwood floors thruout; combination heat; large barn. All improvements in and paid for; wide boulevard; good neighborhood; best street-car service; owner leaving city, offers this very desirable house cheap. Who wants this bargain? Crooker & Abbott, 513 Bank of Commerce building.

NET YOU 12 PER CENT INTEREST.

$5,750 buys seven brick houses, six rooms each; partly modern; all complete; best of repair; never idle; triple corner, 144x152; room for seven more houses; one block to car; also near car shops and new steel plant; no better investment in this city. See me at once for full particulars.

George B. Dartt,
Both phones. 807 Phoenix Bldg.

626 AND 628 ADAM ST—A VERY FINE NEW 14-room duplex house on a fine lot, in perfect order; a snap, $3,500. Also 433 and 435 Adams st NE, store and nine-room house, rented for $25; will sell next week sure at our prices. Also 418 Bryant av N, eight rooms, a beautiful home, modern; will sell this week for sure. Make us your offer on all or part of the above to close estate. C. C. Belanger, executor, 1800 Central av.

EAST SIDE SNAP.

Well arranged eight-room part modern house, on south front corner lot, 41 feet wide, but not deep, thereby insuring light taxes; eight-foot boulevard inside stone walk, full basement, floored attic, bathroom connected with sewer, new roof, paint and paper, all for $1,800 and on monthly payments, located on 8th st SE car line not far from the university.

J. C. Millard, 308 Phoenix.

CALHOUN PARK SNAP—NO. 3335 HOLMES av, a strictly new, modern, eight rooms and bath, up-to-date home of first-class material; Spence hot water heat, column openings; elegant sideboard; latest nickel plumbing; hardwood finish and floors up and down; full basement; perfect lot; will sell $400 below market to party with half cash and immediate sale.

$1,650.

No. 2423 Irving av N, ten-room house, arranged for two families, city water up and downstairs, corner lot, facing park; newly papered and painted; best of condition; woodshed and barn; may discount this price for cash.

B. Carlton Torelle,
820-824 Security Bank Building.

I HAVE PLANS FOR A SIX-ROOM HOUSE, which I will build for $1,800; also seven-room house, $2,100, including hardwood floors and bathroom; modern plumbing, full basement, large attic and pantry; front and rear porch; will make private loan if needed at lowest rate. Scherer, 3829 3d st N. T. C. phone 14898.

$3,000 DOWN, $20 PER MONTH, BUYS SEVEN-room cottage near 23d av S and 22d st; hardwood throughout, furnace heat, city water, fine well, full basement and barn, built about two years ago, in perfect condition, splendid neighborhood; an exceptional bargain at $2,100. Lewis & Co., 525 Boston Block.

POOR HEALTH COMPELS ME TO LEAVE THE city at once, and I will sacrifice my nine-room house three blocks from the state university. The house has hardwood floors, sewer gas, hot water heat, bath, laundry and full basement; lot 55x140, on a paved street; all for $3,700. Address 7228, Journal.

A SMALL INVESTMENT BRINGING GOOD income; store and cottage on 50x168 lot at Lake Harriet; present rental $30 per month on lease; at small expense could be made to bring in $70 per month; price $2,400. Don't fail to get full particulars from Yale Realty Co., 206 4th st S.

BUY FROM THE OWNER, SEVEN-ROOM, all modern house, just being completed; hardwood finish on first floor; will install heating plant to suit purchaser. If you want to buy a nice home at a reasonable price in fine location, call Sunday or any week day. 3625 Blaisdell av.

FOR SALE—MY NEW, STRICTLY MODERN house, 8 rooms and bath; oak finish and fine parquet floors all over; best open plumbing; piped for gas and wired for electric light; a first-class home for a moderate price. 3541 Park av. V. W. Hagstrom, 3100 Dupont av N, owner.

$8,400—RENTAL $30 PER MONTH; AT SMALL expense would rent for $70 per month; lot 50x168, at Lake Harriet; about $400 worth of fine building sand on lot, also store and cottage; this is worth your consideration. Get full particulars from Yale Realty Co. 206 4th st S.

FOR SALE—FINE MODERN HOUSE, WITH lot and a half, on Portland av, this side of Lake st; house must be sold at once, either for cash or small amount down and monthly payments; owners have left town and will sell this property very cheap. Address 6969, Journal.

SEVEN-ROOM HOUSE, 3018 PILLSBURY AV; parquet floors, gas, city water, five tons coal heats it; barn, large trees; good investment at $1,850. Act quickly to get this; owner will show it. I have six new houses, $2,200 to $8,000. R. H. Aldrich, 302 Phoenix Bldg.

$2,000, $200 CASH, BUYS NEW SIX-ROOM cottage, 2524 Buchanan st; wet sink, piped for gas, good cellar, hardwood down, pine upstairs; rose, lilac and raspberry bushes and two apple trees in bearing; finished July 20. J. Burns, owner, 2315 Madison st.

BIG BARGAIN ON LOWRY HILL.

2013 Girard av S; new, just completed, ten-room, strictly modern house; finest hardwoods, hot water heat, big lot, choicest location; price $6,400; open Sunday afternoon. Owners, Friedman Bros., 6 5th st N.

BARGAINS—SEVEN ROOMS, MODERN, CORNer, eighth ward; only $2,500; eight rooms, strictly modern, double corner, eighth ward, $2,900; nine rooms, strictly modern, 25th and Hennepin, $4,200. All the above on small payments down and monthly payments. Konkle, 323 New York Life.

TWO VERY FINE DETACHED MODERN houses of seven and eight rooms and bath, in fine condition; renting for $42.50, on a fine large lot; look them over any time. 1914-16 Hillside av N. Price $3,650. Terms. Yale Realty Co., 206 4th st S.

EIGHT-ROOM THOROUGHLY MODERN house on 15th av SE, one block from Como car line; hardwood finish, furnace heat, full basement, built by owner for a home about three years ago; price $2,850. Lewis & Co., 525 Boston Block.

$4,000—EIGHT-ROOM MODERN HOUSE; HOT water heat, parquet floors, large corner lot, shrubbery and trees; ideal home; 31st and Emerson av, eighth ward; terms to suit; bargain. John C. McIntyre & Co., Bank of Commerce building.

$4,800—NEW EIGHT-ROOM HOUSE, HARDwood floors and finish, furnace heat, open plumbing, full basement with laundry, attic furnished, gas and wired for electrical; terms to suit. Deal with owner, 2417 Garfield av.

$808 HENNEPIN AV, A NEW HOUSE, 9 rooms, hardwood finish, open nickel plumbing, hot water heat; will sell for cost of building. S. S. Olmquist, 3217 Hennepin av.

NOTICE—IF YOU WANT A GOOD TWO-FLAT house, strictly modern except heat, full basement, now is your chance; 15 per cent net. Gleason, 509 Phoenix.

REAL ESTATE FOR SALE
Improved.
Continued.

LOWRY REALTY CO.'S BARGAINS.

Bargain—New seven-room cottage, finished throughout in mahogany finish, hardwood floors throughout; full plate glass front door; columned openings; full basement, cemented floor; best open nickel plumbing, with roll top porcelain bath tub, gas fixtures; stone walks in front and around house; yard graded and sodded; fine large porch; best neighborhood; near car and schools; open for inspection from 2 to 5 today (Sunday). 3738 1st av S.

LOWRY REALTY CO.'S BARGAINS.

A Snap—New seven-room cottage, finished throughout in mahogany finish, hardwood floors throughout; full plate glass in front door; columned openings; full basement, with large cemented shelf entirely around and cemented floor. Best open nickel plumbing, with roll top porcelain bath tub; gas fixtures; stone walks in front and around house; yard graded and sodded; fine large porch. Can be sold on easy terms. Open for inspection 2 to 5 today (Sunday). 2733 11th av S.

MODERN HOME BARGAIN—LAKE OF ISLES, on W 26th st near Lake place; nine rooms, hardwood finish, hot water heat, large lot 50x150, ready to occupy, $6,000; easy terms. Don't delay. Percival, 806 Guaranty building.

SEE THAT ELEGANT, ALL MODERN, BRAND new house, 2315 Pierce st NE; large lot, all street improvements in, excellent neighborhood. Call evenings or Sundays at 2410 Pierce st NE, or Thomas Watts, 616 Phoenix building.

$1,500 TAKES EIGHT-ROOM HOUSE ON FULL lot, Oliver av N, two blocks from Plymouth car; arranged for two families; $500 will handle it, balance on easy payments. Call for full information. Lowry, 315 Phoenix.

A. K. STAUNING, THE SEVEN CORNERS real estate man, knows who wants to buy, sell or rent. See him and save time, worry and trouble. Free service of lawyer in closing deals. Office, 227 Cedar av.

FOR SALE—NICE SUBURBAN HOME; NEW; one acre of ground; four blocks from car line; good neighborhood; house all modern; complete; for price and terms see McQuade & McQuade, 711 Phoenix block.

DO YOU WANT AN UNFINISHED SEVEN-room house on a large corner lot, with all improvements in; cheap; at Linden Hills; come quick as some one will get a bargain; owner leaving city. 3024 W 43d st.

$3,150 FOR QUICK SALE—MODERN, TEN-room house; rented for $34 month; large lot; good condition; location University av SE, inside 18th av. Call quick. J. J. Ternes, 203 Sykes block.

$600, REST ON EASY TERMS, WILL BUY A ten-room house, built for two parties; upstairs rented now; house is in first-class condition; modern except heat; come and look at it. 3317 Clinton av.

$3,500—BARGAIN BY OWNER, 9 ROOMS, ALL modern, parquet floors, arranged for one or two families; 46-foot lot, fine lawn and shrubbery; also fine barn; easy terms. 3124 Lyndale av S.

$3,000 BUYS THE BEST BUILT NEW MODERN house in the city for the money; seven rooms, gas, bath, stone walk; everything the latest style; 3529 3d av S. Call any time and look it over.

FOR SALE—AT A BARGAIN, LOT AND A half, with good eight-room house, modern except heat; also barn. For particulars apply to Chas. M. Morton Co., 300-302 Nicollet av.

$2,500—LAKE HARRIET HOME, NINE ROOMS fronting and on lake shore boulevard, close to 44th and car line; large high lot; easy terms; will rent. Percival, 806 Guaranty building.

TEN ROOMS, MODERN HOUSE, HARDWOOD floors, open plumbing, large lot, good barn; 5th av S, near 22d st; worth $10,000; will sell for $5,500. H. H. Austin, 317 Andrus building.

FOR SALE OR RENT—811 QUEEN AV N, seven rooms.

Meyer Land Co.,
418-19 Phoenix Bldg. T. C. 3542.

FOR SALE—LAKE HARRIET, NEAT, MODern four-room cottage; gas, bath and furnace; maple floors; birch finish; full basement; nice attic; best location. 4051 Sheridan av.

NEW BARN, 2441 ALDRICH AV S. WHAT am I offered? Insured for $500, 20x30, best material, split stone base; open way for removal. Aldrich, 302 Phoenix building.

$3,100—EIGHT-ROOM NEW HOUSE ON FINE large lot, North Minneapolis; hardwood finish. Call and let me tell you all about this fine new residence. Lowry, 315 Phoenix.

$2,850—3009 PILLSBURY AV, NINE ROOMS, modern except heat, prettily decorated, gas fixtures, shades, very comfortable, cosy home. John R. Appleby, 602 Guaranty.

$1,700—LAKE CALHOUN, COSY SIX-ROOM cottage, block from lake, fine view, bathing, boating, water, gas, stone walks, big lot. John R. Appleby, 602 Guaranty.

OWNER WANTS OFFERS ON TEN-ROOM, modern house, corner lot, near school, park and car line; terms or cash; leaving city; snap. Address 7225, Journal.

$3,800—BEAUTIFUL TEN-ROOM HOUSE, 1725 8th av N; hardwood floors; furnace heat; stable. All in fine condition. A. W. Carlton, first floor, N. Y. Life building.

BEAUTIFUL, 12-ROOM, MODERN HOUSE; large lot, on finest residence street in city; snap for cash or on easy payments. H. H. Austin, 317 Andrus building.

FOR SALE BY OWNER, $2,100—HOUSE, SIX rooms and bath, water, gas, hardwood finish, just completed; best house in Minneapolis for the money. 3948 Harriet av.

MONTHLY PAYMENTS—NEW SEVEN-ROOM house; well built; full basement; hardwood floors; fine porch. No. 2950 Sheridan av N. Carr, 807 Phoenix building.

$4,500—WALKING DISTANCE, FINE LARGE modern home, superb location,