

Silent Testimony.
Results prove circulation. The silent testimony of the hundreds of advertisers using The Star speaks for the results they get from it.

MOORE & HILL, Inc., 717 14th Street.
Homes, Investments and Business Properties.

THE lists below tell pertinent stories of unusual opportunities that will be recognized as such by shrewd buyers who are versed in real estate values in Washington. Consult us about any offer that interests you.

Desirable Homes.
Douglas street (formerly Welling Place), between 14th and 15th streets—very desirable and convenient locality.
\$7,500.

\$500 Cash—Monthly Payments of \$25.
Eleven (11) have been sold to critical buyers. We have five (5) left. Well constructed and well planned; 10 rooms—4 on first floor, with reception hall plan; 6 sleeping rooms; modern tiled bath room; hot-water heat; large lots to wide paved alley.
The street in front of these houses will be graded and a granolithic sidewalk will be laid free of cost to the purchasers of these houses.
NO. 1408
OPEN FOR INSPECTION.

A Selected List of Business Properties.

\$80,000—F street—west of 12th street—new building; rent \$4,400 year; 4,500 square feet ground in lot.
\$50,000—A corner in the business center; rent \$4,500 per year.
\$25,000—Pa. ave.; store property; rents \$2,000 per year.
\$125,000—Nearly 50 feet front and 120 feet in choice business center; rents \$7,000 per year.
\$90,000—Rental pays about 6%; choice piece of F street property.
\$30,000—Lot 40x100 on the Palisades Royal and Woodward & Lothrop; improvements rent for \$1,500 per year.
\$65,000—Pa. ave., 28 feet front; leased for \$4,500 per year.
\$25,000—Rent \$1,800 per year; large lot; side and rear alley.
Want an offer of \$15 per foot for a frontage of 45 feet by depth of about 100 feet to alley for choice piece of business property in the best business location.
\$18,000—F street business property; lot about 20x100; rents for \$135 per month.
\$17,000—Modern store property; large lot; rents \$140 per month.
\$40,000—Corner; lot 50x120; improvements pay good interest on money.
\$20,000—Modern store property on 14th street; large lot; rent \$140 per month.
\$16,000—Near 11th and F sts.; lot 10x100.
\$10,500—A splendid buy; large 3-story brick, now used as dwelling; large brick stable; side and rear alley; well located—near 14th and H sts., and will soon come in for business use; rent about \$72.50 per month.
\$7,500—Our complete list of business properties—we have many we are unable to advertise.

Nos. 1369 to 1389 N. C. ave. n.e. Near Lincoln Park.
\$300 CASH.
\$20 A MONTH.
A Capitol Hill home for \$3,950.
New, just finished; mottled brick fronts; 40 feet front yard, parking; 6 rooms and bath; 2 stories and cellar; furnace heat. Select your own decorations. Three rooms to a floor. Cellar under whole house. Nice closets. Located in one of the most attractive residence sections of Capitol Hill, on North Carolina avenue, just east of Lincoln Park; half square from Metropolitan F street cars; transfer everywhere. Open all day Sunday.

Only \$3,950. Terms, \$300 cash and \$20 per month. We are Exclusive Agents.
\$3,350 Homes in Mt. Pleasant.
\$50 or \$100 Cash.
\$15 per month payments.
How's this for an opportunity to own your home? The houses rent for \$22.50, and are semi-detached; 6 rooms and bath; porches; good-sized yards; furnace heat; near car line.
Better investigate these.

Investments Paying 20 Per Cent Net on \$1,750 Invested.
Safe and Sure. Investigate Them. Apartment Buildings.



Price, \$4,750.
Renting for \$540 Per Year.
Price of each building... \$4,750
Amount of loan at 5% interest... \$3,000
Amount of cash invested \$1,750
Amount of rent, \$45 month—year... \$540.00
Int. on loan, \$3,000, 5%... \$150.00
Taxes (estimated)..... 30.00
Ins., \$3,000 per year (5-year plan)..... 3.60
Water rent..... 4.00
Net rent per year..... \$352.40
Or 20% net on \$1,750, amount of cash invested.
All cash can be paid for the buildings if desired.

The best paying and unquestionably the cleanest investment propositions on the market. New, well-located property in the northwest section, in a locality where houses of this character are scarce and will always rent. Substantial construction; lots 18x80; wide paved alley.
The Handsome Modern Homes
Corner 21st and F Sts.
\$7,750.
\$500 Cash and Monthly Payments of \$25.
In this desirable and convenient locality—in a location where should be a demand for a modern house.
We solicit the most rigid examination of these well-constructed houses. They are built as though you would a house for a home. Fine woodwork; well arranged—4 rooms on first floor; 6 sleeping rooms; modern plumbing; hot-water heat.
No. 2032 F street—a sample house—open.

A CHOICE LIST OF FINE RESIDENCES. ALL ARE OFFERED AT LOW PRICES AND ARE WORTHY OF CAREFUL CONSIDERATION.

Choice location, 12 rooms, lot 50x165; very fine surroundings.....\$16,000
Handsome modern 12-room house, well situated; lot 25x145, alley.....\$14,000
Near Scott Circle, handsome solid brownstone front, lot 25x100.....\$17,000
Centrally located, well-constructed house, 12 rooms, lot 23x104.....\$12,850
Handsome new house, near Church of Covenant, 14 rooms, lot 25x105, stable.....\$25,000
Choice corner overlooking Conn. ave., modern double house, very fine location.....\$25,000
Near Dupont Circle, 12 rooms, brownstone front, lot 21x100.....\$12,500
Solid white stone front, near 18th and Q sts., 10 rooms; lot 20x100.....\$10,000
Stone and brick front, near 18th and Q sts.; 10 rooms; a loan of \$8,000.....\$9,600
Very handsome white-stone front, near 18th and N. H. ave., 14 rooms.....\$30,000
Whitestone front near Conn. ave. and R st., 12 rooms.....\$10,500
North of and near Dupont Circle, handsome new house and stable.....\$15,000
Choice location, overlooking N. H. ave., 12 rooms, stable, lot 25 feet wide.....\$13,000
Handsome colonial house, well located, lot 40 feet wide.....\$23,000
Very attractive English basement house, 12 rooms, elegant location.....\$17,000
Handsome colonial house, 40-foot lot, very attractive.....\$25,000
Attractive new 11-room house, 2 baths, hot-water heat, lot 20x128.....\$11,000
Attractive house on 16th st. that can be bought at a bargain.....\$13,000
Corner on 16th st., 12 rooms, 2 baths, hot-water heat.....\$13,500
Corner near Dupont Circle, 12 rooms, 2 baths, 8 sleeping rooms.....\$14,000
Handsome house and stable near Dupont Circle, lot 21x140.....\$10,000
Handsome solid brownstone front on Mass. ave., 12 rooms.....\$26,000
Elegant marble front 15-room house on R. I. ave., lot 25x130.....\$35,000
R. I. ave. near 16th st., 12 rooms, lot 26x125, alley.....\$12,000
CALL 'PHONE OR WRITE FOR A SPECIAL- LY PREPARED LIST OF FINE RESIDENCE PROPERTY. WE HAVE THE CHOICEST ON THE MARKET—UP TO \$100,000 AND OVER.
\$3,900 HOMES in the Northwest.
\$300 cash and \$20 per month.
If you desire a modern home in the northwest, on payments like rent, you should not fail to see these. A good, clean section in the northwest; 6 good-sized rooms; modern bath rooms; furnace heat; good-sized yards. See us.

STONE & FAIRFAX, Inc., 1342 New York Avenue N.W.

Many Notable Specials in Desirable Property

We've culled the most attractive specials from our list of property in order to make this announcement intensely interesting to home-seekers and investors. One reason or another has conspired to put these properties on the market for quick selling at prices considerably under the figures they'd ordinarily bring. Such opportunities command prompt attention.

Special at \$15,000
A separate built dwelling and brick stable, situated on an avenue, within a stone's throw of the most magnificent residences throughout Washington. 12 rooms—all beautifully finished. Location west of 17th street.

Special at \$16,000
On a lettered street within 200 feet of Dupont Circle. Formerly held at \$18,000—a loss of \$2,000 at 4% per cent; 12 large, bright rooms; two baths; front and rear stairways; room for stable on the lot. The best bargain ever offered you at the price.

Special at \$10,500
Magnificent new residence, west of Conn. ave., north of Dupont Circle. Carefully built by the owner for his home, now offered for the first time. Price, \$30,000. 30 feet front; magnificent arrangement; drawing room, library, reception hall, dining room, parlor and kitchen on the first floor. Second floor—five bed rooms, two baths. Third floor—ball room and servants' room and bath. Lot contains near 6,000 square feet. The location is one of the most attractive in this fashionable section.

Special at \$25,000
Facing south; west of Conn. ave., north of Dupont Circle. Carefully built by the owner for his home, now offered for the first time. Price, \$30,000. 30 feet front; magnificent arrangement; drawing room, library, reception hall, dining room, parlor and kitchen on the first floor. Second floor—five bed rooms, two baths. Third floor—ball room and servants' room and bath. Lot contains near 6,000 square feet. The location is one of the most attractive in this fashionable section.

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Special at \$14,000
An exceptionally fine residence on Mass. ave. near 18th. Stone front. Owner had it carefully built for his home. Will now sell for \$26,000, which is less than cost. Beautifully finished with hardwood; polished floors; 13 rooms; TWO BATHS; many closets and linen closet; servants' quarters; INDIRECT HOT-WATER HEAT. This is a case where the owner really wishes to sell. The purchaser will secure a bargain.

Special at \$26,000
An attractive new corner residence, west of Conn. ave., in the army or navy section, containing 12 rooms, 2 baths, hot-water heat, electric gas lightings, speaking tubes, beautiful mantels, tiled fireplace, double floors, 3 bay windows. This price is low; there was a trust of \$10,000 on it. The holder of it is sold on account of the failure of the former owner, was obliged to take the house, and now offers it at a price several thousand dollars less than it is actually worth. There is no better location in Washington than this; it is in a section that is being built up on all sides by residences costing anywhere from \$25,000 to \$100,000; it is one of those houses that after it is sold there will be parties who would be glad to pay an amount to secure it. Investigate.

Special at \$10,750
The best located and best constructed house ever offered for the money. 14 rooms; 3 baths; four rooms deep on first floor; two stairways; hot-water heat; elegant mantels. Lot 21x120.

Special at \$11,500
A short distance from New Hampshire avenue and 18th st., in the best part of the city. \$5,000 below cost. \$10,000 was transferred his business interests to another city and he is willing to sell at sacrifice. Cost \$17,000 to build. Opposite handsome stone and marble dwelling; 12 rooms, 2 baths; lot 26x100. The owner has spent thousands of dollars in decorations, finishes, etc. You will buy it if you inspect it.

Special at \$10,500
Handsome stone dwelling, owned by an out-of-town party, who wishes to realize, and will sacrifice a magnificent property to a well-located house on one of the fashionable avenues near Dupont Circle; house contains 14 rooms, 3 BATHS; HOT-WATER HEAT; double floor; one of the best-constructed houses in this fashionable section.

Special at \$18,000
Many thousands less than original cost; an out-of-town owner wishes to realize, and will sacrifice a magnificent property to a well-located house on one of the fashionable avenues near Dupont Circle; house contains 14 rooms, 3 BATHS; HOT-WATER HEAT; double floor; one of the best-constructed houses in this fashionable section.

Special at \$16,000
Magnificent residence situated on a northwest corner; west of 19th st., 14 rooms, three (3) MODERN BATH ROOMS; 4 rooms deep on a floor; HOT-WATER HEAT. Lot 30x100. Worth \$10,000. Improvement in cost \$12,000. Trusting some owner must sell.

Special at \$16,000
Could not be duplicated under \$20,000; near Army and Navy Club; a superior constructed residence; double floors throughout; 12 rooms; recently inspected by the army, who is familiar with building, and pronounced by him to be the best-constructed house that he had seen; liberal-size lot.

Special at \$5,900
Owner giving up house-keeping will take this price, which represents just about the cost of improvements; the lot is worth \$8,000; size 25x155; the house contains 14 rooms and 3 baths; one of the most attractive fronts we know of; out-look on Massachusetts avenue west of 14th.

Special at \$25,000
Near Conn. and R. I. aves., a three-story, ten-room brick dwelling; very substantial structure; large closets; lot 19x100 to an alley; facing south. In rear, a desirable home in a choice part of Washington; owner having use for the money offers at a greatly reduced price.

Special at \$8,000
R st. near Conn. ave. You will be surprised what a splendid home we can give you in this fashionable location for \$10,000. The house was built by one of the best builders Washington has known; his reputation alone should influence one to buy the house, all things being equal. There are ten rooms, reception hall, TWO MODERN BATH ROOMS, HEATED BY HOT-WATER PLANT THROUGHOUT. THE BEST TO BE HAD. The adjoining houses occupied by army officers. We doubt if the house alone could be built for this price.

Special at \$10,000
On a lettered street west of 14th, nearly new—3 stories and cellar, 10 rooms and bath; hot-water heat; lot 19x135 feet to alley. One of the best-constructed houses at the price.

Special at \$7,500
An extraordinary bargain in this house at \$7,500—many houses at \$10,000 not near so desirable as well located. 12 rooms and bath; four rooms deep on first floor; hot-water heat. Lot 12 feet deep to 16 ft. paved alley. Must be seen to be appreciated.

Special at \$9,500
Near 19th and R sts. Nearly new; 3 stories and bath; parlor, reception hall, dining room, pantry and kitchen, all on one floor; 10 rooms, 2 baths, hot-water heat; many closets and pantries. VERY LOW PRICE.

Special at \$8,750
YOU MIGHT WAIT FOR YEARS FOR A BARGAIN LIKE THIS. In a fashionable section, yet not far out. Near 16th and R. I. ave. ONLY \$8,750. The house alone would cost more to build. The street \$14,000. Size 21x115 to alley. Handsome stone and brick dwelling, 12 rooms. Four (4) ON FIRST FLOOR. SEPARATE BUILT BY "DAY'S WORK" FOR F. M. R. OWEN'S HOME. Present owner took it for a debt. Will sell at cost.

Special at \$5,500
A DETACHED HOUSE IN MOUNT PLEASANT. Only \$2,250. 10 rooms; HOT-WATER HEAT; lot 100 by 135. A few steps from the terminus of the Conn. ave. car line. The owner, a non-resident, writes us to make a quick sale; the price quoted is less than the value of the ground. The house is a very comfortable one.

Special at \$9,250
FRONTING ON MASS. AVE. N.W., within a stone's throw of several of the most extensive residences in the fashionable northwest. This house has to be disposed of to wind up the affairs of an out-of-town syndicate. Handsome front of Roman brick and stone trimmings; ten rooms, 2 bath rooms; HOT-WATER HEAT. This house is so situated that the views from the front as well as the rear will never be obstructed. It is a bright, sunny house and with about \$200 spent on it would make a delightful home or a splendid paying investment. The house should bring \$75 month rent.

Special at \$8,500
CONSIDER THIS LOCATION AND WE ARE SATISFIED THAT YOU WILL BE INTERESTED. Now vacant. Call for key.

Special at \$6,500
West of 16th st. Wonderful value. A 10-room dwelling in first-class condition. Renting for \$50 per month. Lot 26x100.

Special at \$5,500
A DETACHED 3-STORY BRICK front porch, SIDE LIGHT SIDE WINDOWS. This house was built by one of the most reliable, conscientious builders in the city, a man whose name is a guarantee of perfect construction. There are four rooms on each one of the 3 floors, hardwood trimmed; a splendid dry cellar; Sexton range; large closets; attractive decorations; ample pantries; electric and gas light. We doubt if this house could be built for \$5,900, to say nothing of the lot, which is a well-proportioned one. A few steps from the cars. One of the most convenient sections of the Heights. Any one looking for a low-priced house, with plenty of room, would do well to inspect this one.

Special at \$5,900
A three-story, 9-room brick dwelling on Westminister st. Once sold for \$7,500. Owner giving west. Must sell. A bargain for you.

Special at \$5,500
Sold so cheap in order to settle an syndicate. Nearly new; 3 stories; cellar; 3 rooms deep; tiled bath; hot-water heat. The house alone could not be built for the price. Located south of T street.

Special at \$5,500
A splendid offer. Worth \$7,500. grand location west of 16th, north of "P"; nearly new; 3 stories; Roman brick; 9 rooms; 4 on first floor; TILED BATH; lot 18x95; HOUSE HAS SIDE WINDOWS; wide alley.

Special at \$6,000
Brick dwelling and stable, near Massachusetts ave. and 12th st. Just the location for a business man. Lot 18x135 feet.

Special at \$6,000
Handsome 3-story stone and brick dwelling. No. 400 Florida ave. n.w., at the head of New Jersey ave. The house was built for a loan of \$6,000. An out-of-town party, who has company has it and will sell at a big sacrifice.

Special at \$6,000
One of the best bargains ever offered on Columbia Heights, on a popular st. between 13th and 14th. A well-located house; 3 stories; cellar; 9 rooms and bath. Lot about 18x100.

Special at \$5,900
12th and Massachusetts ave. Desirable in every way; 9 rooms, parlor, library, dining room, pantry and kitchen on one floor; tiled bath, porcelain tub, nickel plumbing, beautiful mantels, handsome decorations; hot-water heat. Lot 20x95. Don't let this chance slip through your fingers.

Special at \$6,000
An attractive 3-story brick dwelling on 9th st. near S. 9 rooms and bath. Well planned, well constructed house that is offered ridiculously low to a prompt buyer.

Special at \$5,850
25 feet front. New; 10 rooms; two elegant baths; 3 stories; cellar; 9 rooms and bath. Lot about 16th st., near cars.

Special at \$8,500
Washington Heights residence at a sacrifice. Reduced from \$8,500. Renting for \$50. 10 rooms. HOT-WATER HEAT.

Special at \$6,750
Reduced from \$7,750. On the Heights—west of 14th. Roman brick front; 4 rooms on a floor. Large closets. HOT-WATER HEAT.

Special at \$6,650
A fine large house. West of 13th st., 3 stories, 4 rooms on a floor. TILED BATH. Lot 20x100; alley.

Special at \$5,500
A DETACHED MOUNT PLEASANT HOME AT A GREATLY REDUCED price; present owner has taken a most desirable property for a debt and will let it go for a few hundred above the mortgage. The house consists of 10 light, cheerful rooms, modern bath room, sanitary plumbing, cabinet mantels, open fireplace, large attic, dry cellar, heated by a first-class furnace. THE LOT ALONE IS WORTH THE PRICE ASKED FOR THE PROPERTY. SIZE, 50x140. A recent valuation put on the property by local trust company was \$7,500. There are always persons looking for such property, but opportunities to buy at bargain prices are seldom offered. If interested you must apply in a short time, as the property will soon be disposed of. Very accommodating terms can be made.

Special at \$6,500
Convenient to War Dept.; a lovely new 10-room house for \$7,500; WELL BUILT; rear porches; SERVANTS' STAIRWAY; many handsome mantels; HOT-WATER HEAT.

Special at \$8,500
West of 18th; nearly new. A WELL PLANNED HOUSE; 12 rooms; deep. TWO (2) BATHS; HOT-WATER HEAT; lot about 20x100; beautiful situation.

Special at \$8,000
THE BEST BARGAIN ON WASHINGTON HEIGHTS. West of 20th st., facing south; nearly new; stone and brick front; parlor, library, dining room, pantry and kitchen on the first floor; 6 cozy bed chambers; 2 modern baths; HOT-WATER HEAT; rear porch; SERVANTS' STAIRWAY; CABINET MANTELS; tiled hearths, open fireplaces; large cellar situated; the entire house; deep lot; public alley. This house was built to sell for much more; the present owner took it in exchange for vacant ground and in order to realize cash offers it for sale at this special reduced price. A BARGAIN FOR SOME ONE.

Special at \$5,750
NEAR THE "WALSH RESIDENCE." A bargain in a modern house. For \$5,750 you can buy an \$8,000 residence, modern, well arranged, beautifully situated; a speculation or an investment. The best home in Washington for the price; 3 stories; Roman brick front; 4 rooms deep on the first floor; HOT-WATER HEAT; fine dry cellar; room for stable on the lot. Buy for a home, investment or speculation. \$9,000 was once loaned on it at 5 per cent.

Special at \$5,750
A MODERN HOUSE NORTHWEST. On a numbered street. Only \$5,750. Full 3 stories; 6 beautifully decorated rooms; large tiled bath room; many large closets and pantries; HOT-WATER HEAT; rear porch; deep lot; expensive cabinet mantels; fine gas fixtures; first-class plumbing. A desirable home in every respect. MANY PERSONS HAVE PAID \$7,000 AND \$8,000 FOR HOUSES NOT SO DESIRABLE. It is a bargain, and will be sold inside of ten days. Be quick to secure it.

Special at \$5,750
A CHEAP HOUSE ON WASHINGTON HEIGHTS. ONLY \$6,850. Very handsome stone and brick; large front porch; parlor, reception hall, dining room, pantry and kitchen on one floor; hot-water heat; beautifully finished throughout; splendidly decorated; beautiful chandeliers. This house was built to sell for much more; the present owner is offering it for the reason for offering it for sale at this low price will be explained to a likely purchaser.

Special at \$6,850
FOR SALE—THREE EXTERIOR FINE BARGAINS; HOUSES THAT WILL SELL QUICKLY. THIS CHOICE LOCATION AND THE LOW PRICES WILL SELL THEM. Near Conn. ave. and R st.; 3 stories, 10 rooms; 4 rooms deep on the first floor; HOT-WATER HEAT; TILED BATHS; south exposure; private alley in the rear. You could not build the house for this price.

Special at \$6,500
A 3-story house on R st. west of 15th st.; 10 rooms; owner, wishing to leave Washington, has reduced the price.

Special at \$6,500
West of Conn. ave.; nearly new; 11 rooms, 2 baths; beautifully situated; magnificent view; a strictly first-class location; no objection on surroundings. A splendid investment. Will guarantee a tenant at \$50 or more.

Special at \$6,750
FOR SALE—A BARGAIN WEST OF 14TH ST. A handsome brick dwelling for \$5,500. PRACTICALLY A CORNER; SIDE WINDOWS; a well-arranged house; 3 stories; parlor, reception hall, dining room, pantry and kitchen on the 1st floor; 6 bed rooms; modern bath room; well heated; attractively decorated; lot 18x100 to a floor alley. This house is situated in a neighborhood where any one would be satisfied to locate; many of the most expensive residences in the city. It is offered at this low price on account of the present owner taking it in exchange. A bargain is offered for a quick buyer. Please call and inspect.

Special at \$5,500
A cheap corner, west of 15th st. n.w., on the Heights; 9 rooms; wide frontage; 3 bay windows; suitable for a physician. There are many bright, sunny rooms in this house. The price is at least \$750 below true value. The owner, moving out in the country, is desirous of getting his money out of this house in order to improve his country home. A bargain is offered here.

Special at \$5,750
Convenient to War Dept.; a lovely new 10-room house for \$7,500; WELL BUILT; rear porches; SERVANTS' STAIRWAY; many handsome mantels; HOT-WATER HEAT.