

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

Write Your Name and Address, Tear Out and Mail at Once. JOSEPH P. DAY, Auctioneer 67 Liberty St., New York. Please send me, without obligation, full details of the Joseph P. Day Plan "HOW TO HAVE YOUR LOTS COST YOU NOTHING through Tax Exemption." Name Address Send name and address of any friends who may be interested

An Open Letter to Dr. Royal S. Copeland: OUR EFFICIENT HEALTH COMMISSIONER

yourself with a most wholesome task. In describing housing conditions in New York you have said:—"We made a survey, covering 60,000 apartments, and found New York short about 100,000 apartments, which meant 100,000 families 'doubling up' with another 100,000 families. In thousands of so-called 'homes' we found twelve persons 'living' in three rooms, and even more degrading and unwholesome conditions elsewhere." I say THE ONLY SOLUTION is to buy vacant lots and build. And the wise man will "buy a few lots now," while they are cheap, before building activity forces the present low values to higher levels. Those who delay will pay a profit to someone later on!

In having preserved the health of this City, you have proved yourself to be, in every sense of the word, one of America's noblemen. And now that you have taken the lead in trying to get the people of New York to form themselves into colonies of "home-owners," through buying lots and building dwelling houses or bungalows, you once again have connected

Joseph P. Day Auctioneer

To Make Money in Real Estate Use A Little "Horse Sense"

As our Forefathers did, and taught us to do.

To people who are thinking of buying lots in Long Island City: First of all make a close comparison of lot values there today with the values that now obtain on First Avenue, Manhattan, from 42d to 96th St., directly opposite the Park Estate lots, in the Astoria section of Long Island City.

You will find no vacant land along First Avenue, but people will tell you that vacant lots on First, Second, Third and Lexington Avenues, Manhattan, are worth \$10,000 to \$35,000 each, with only one subway (Interborough).

Then go to Long Island City, by either the Interborough or B. R. T.-Broadway subway, get off at the Grand Avenue station and study the value of the Park Estate lots, directly opposite, served by either of these two subways and one elevated, the 2d Ave.

The admirable Zoning Law was not in force when Manhattan's First Avenue was developed; now, in spite of factories and tenements alongside one another—THINK OF IT!—the cheapest lot quotation is \$10,000 to \$15,000 a lot. I have taken for purposes of comparison one of the cheapest avenues in Manhattan. Lexington Avenue would be a fairer comparison.

The Park Estate lots "WITH A FUTURE" are fully protected by the Zoning Law and will bring whatever you choose to pay for them; but whatever it is, the price will be thousands and thousands of dollars less than on the East Side of Manhattan. But REMEMBER THE PARK ESTATE LOTS ARE TAPPED BY TWO SUBWAYS, the INTERBOROUGH and the B. R. T., WITH GREAT POSSIBILITIES OF QUICK INCREASE IN VALUE.

SEIZE THIS CHANCE AT THIS PARK ESTATE, LONG ISLAND CITY, SALE.

Use "Horse Sense" and "BUY A FEW LOTS" at this Long Island City sale.

BUILD NOW and Get Your LOTS FOR NOTHING

Tax exemption enables you to do this regardless of the cost of the building, if commenced before April, 1922, because of the saving in taxes for ten years. The amount saved, based on a 10-year \$5,000 yearly tax exemption, is equivalent to the investment of \$1,425 in lots, or \$2,850 on \$10,000 exemption basis.

TAX EXEMPTION

applies to one-family dwellings up to \$5,000, two-family dwellings up to \$10,000 and apartment houses at the rate of \$1,000 per room up to five rooms per apartment. Figuring on a tax rate of \$2.85 per \$100 of tax value of building, the Exemption on each \$5,000 building amounts to \$142.50 per year or \$1,425 in 10 years.

"BUY A FEW LOTS" of the

1200 LONG ISLAND CITY New York City Subway LOTS To be sold Separately

Belonging to the Estate of Wm. G. Park and others.

Absolute Trustee's Auction Sale

To the Highest Bidder, Regardless of Price.

By instructions from Hon Francis K. Pendleton, Trustee and The Farmers' Loan & Trust Company, Executors

Saturday, May 7th At 1 o'clock, Rain or Shine, in Mammoth Tent, at Grand Ave., between 6th & 7th Aves., Long Island City

On and adjacent to Jackson Ave. and 16th Ave. (Jackson Ave. Trolley); Jamaica Ave. and 4th Ave. near the Broadway station (Queensboro Subway, Astoria line); Vandeventer Ave. and 4th Ave., near Grand Ave. Station; Vandeventer Ave. and 13th and 15th Aves., Astoria Ave., 12th to 18th St. (Astoria Ave. Trolley).

15 to 20 minutes From 42nd St. by Subway

80% @ 6% 10% on day of sale—10% in 30 days and balance, 80%, in Monthly Payments of 2%

70% @ 6%—60% @ 5 1/2%—50% @ 5% May Remain on Mortgage Savings Bank Books on proper assignment will be accepted as deposit. Liberty Bonds at market value will be accepted as a deposit.

New York Title & Mortgage Co. Policies Free to Purchasers. Pendleton, Anderson, Iselin & Riggs, Esqs., Attys. for Trustee, 25 Broad St., N. Y. City.

Geller, Rolston & Blanc, Esqs., Attys. for Executor, 20 Exchange Place, N. Y. City.

Send for Patented String Map and Illustrated Booklet.

GO TO LONG ISLAND CITY TO-DAY

Take any Subway to Grand Central Subway Station, transfer to Queensboro Subway (Astoria Line) to Grand Ave. Station, where my representatives will meet you. B. R. T.-Broadway Subway trains to Queensboro Bridge Plaza and change cars to Interborough Astoria Line and get off at Grand Ave. Station; or take 2d Ave. "L" via 57th St. and 2d Ave. to Grand Ave. Station (Astoria Line) at property, where my representatives will meet you; or by motor, from Queensboro Bridge, follow left branch of Elevated Road to Grand Avenue Station. Or, by way of the Astoria ferry, from the foot of East 92nd Street, Manhattan, to Astoria, and by trolley to Grand and Second Aves.

Send for Booklet

67 LIBERTY ST., NEW YORK CITY

NEXT TUESDAY, APRIL 26th At Noon at Exchange Salesroom, 14 Vesey St.

ABSOLUTE AUCTION SALE PROPERTY OF BOGERT ESTATE 50 LOTS AND ONE DWELLING AT FLUSHING

BOROUGH OF QUEENS, NEW YORK CITY WASHINGTON, LAWRENCE, GARDEN AND SYLVESTER STS. Dwelling is three story brick and contains about 20 rooms, A few blocks south of the centre of Flushing. Henry L. Bogert and Walter L. Bogert, Esqs., Attorneys, 99 Nassau St., N. Y. C.

SPECIAL SALES DAY Next Thurs., Apr. 28th At Noon, at Exchange Salesroom, 14 Vesey St., N. Y. C.

ABSOLUTE SALE

8 Excellently Constructed Dwellings (Formerly Belonging to the Astor Estate and built by John Downey) 333-337-339-349-351-353-359-363 W. 15th St. Bet. 8th and 9th Aves. 4 story and basement brick dwellings with marble fronts; sizes about 19x100 each. Lawyers Title Ins. Co. policies free to purchasers. SCOTT, GERARD & BOWERS, Esqs., Attys., 46 Cedar St., N. Y. C.

GREENWICH VILLAGE PROPERTIES

59-61 Morton St. (Bet. Hudson and Bedford Sts.) Two 3 1/2-story and basement brick studio apartments, to be sold separately. Size 22x100. 262 West 11th St. (Bet. Bleeker and West Fourth Sts.) Four-story and basement brick studio apartments. Size 20x95.4. Pepe & Bro., Agents, 40 So. Washington Sq., N. Y. C. 2, 4, 6, 8, 10 Grove St. (Bet. Bedford and Hudson Sts.) One 3-story and four 2 1/2-story and basement brick and frame dwellings, to be sold separately. Sizes (1) 21x49; (1) 20x49; (3) 18x73.5. 5, 11, 12, 13 St. Luke's Pl. (Bet. Hudson and Bedford Sts.) Four 3-story and basement brick studio apartments, to be sold separately. Size 21x60. Guggenheimer, Strasser & Meyer, Esqs., Attys., 27 William St., N. Y. C.

BRONX GARAGE SITE

E. S. Jerome Ave. 179.26 Ft. N. of East 177th St. Running Through to Walton Av. Large vacant plot, with about 17,000 sq. ft., with plans and permit already issued for the erection of a public garage. Douglas Mathewson, Esq., Atty., 55 Liberty St., N. Y. City. MANHATTAN BUSINESS PROPERTIES 222-4-6 East 46th St. (Bet. Second and Third Aves.) Four and five story business buildings, sold as one parcel. Size 90.2x100.3x115.3x irreg. 114 Seventh Ave. (Adj. S. W. Cor. 17th St.) Three-story and basement brick dwelling. Size 13.11x60. UP-TO-DATE LOFT BUILDING 381 Broome St. (Bet. Mulberry and Mott Sts.) Seven story and basement brick loft building. Size 25.8x41.25.5x25.3x irreg.

SATURDAY, MAY 14th

At 2 P. M. on Court House Steps, in Monticello, Sullivan County, New York

ABSOLUTE EXECUTOR'S SALE Estate of Anna S. Smith, Dec'd, et al. by order of Henry F. Gardner, Esq., Referee 1767 ACRES

on the Top of a Mountain overlooking the Mountains SUITABLE FOR HOTEL OR CLUB Boys' or Girls' Camp or Sanatorium. KNOWN AS

Mamakating Park on Masten Lake Near Wurtsboro, Sullivan Co., N. Y.

Included in the sale is the Mamakating Inn, a 3-story Hotel, with Cottages, Casino, Bowling Alley, Dancing Hall, Garage, Stable, Laundry, Water Tank, etc. Commanding views 1800 feet above sea level—Beautiful woodland—Excellent shooting, boating, canoeing, sailing, fishing, etc., a veritable garden spot.

70% on Mortgage at 6% for 1 to 5 years. Humes, Buck, Smith & Tweed, Esqs., Attorneys for Plaintiff, 24 Broad St., New York City. Coran P. Capshaw, Esq., Counsel for Plaintiff, 24 Broad St., New York City.

CONSIDER 14TH ST.

The busiest traffic centre in New York, where, last year, 52,000,000 Ticket Sales were recorded at the Interborough and B. R. T.-Brooklyn Subway and "L" lines.

Consider Union Square

The pivotal centre of all this huge traffic—the funnel into which flows the enormous population of the East and West Sides.

"14th STREET HAS COME BACK"

Some of the best business building sites in 14th St. and Union Sq. are soon to be sold by me at Supreme Court and Executors' Partition Sale.

SEND FOR PHOTOGRAPHURE BOOKMAP.

Joseph P. Day Auctioneer

Waterfront Bungalow Sites

on Long Island Sound at East 177th Street Right in New York City AT YOUR OWN PRICE

967 EAST BRONX Bungalow Waterfront Lots

Near Pelham Bay Park—The 1700-acre Playground of New York—On East Tremont Ave., Throgs Neck Boulevard, Shore Drive, Edison Ave., Logan Ave., Hollywood Ave., East 177th St. and adjoining Streets. To be sold at

Absolute Trustees' Sale

For the Estate of GEORGE BRUCE BROWN, Dec'd. By instructions from COLUMBIA TRUST COMPANY, Trustees

Saturday, May 14th ON THE PREMISES

"Buy a Few Lots Now"

—before the rise in values that is bound to come, now that this gloriously located Long Island Sound waterfront section of the East Bronx is opened to the bungalow-loving, home-building public—after several hundred years of closely held estate ownership, following the operation of the Pelham Bay Park extension of the Lexington Ave. Interborough subway, at a five-cent fare.

80% @ 6% 10% on day of sale—10% in 30 days and balance, 80%, in Monthly Payments of 2% 70% @ 6%—60% @ 5 1/2%—50% @ 5% May Remain on Mortgage Savings Bank Books, on proper assignment, will be accepted as deposit. Liberty Bonds at market value will be accepted as a deposit.

Title Guarantee & Trust Co. Policies free to purchasers. Davies, Auerbach & Cornell, Esqs., Attorneys, 32 Nassau St., N. Y. C. Edward J. West, Esq., Attorney, 31 Nassau St., N. Y. C.

Inspect This Property TO-DAY

Take the Lexington Avenue-Pelham Bay Park subway to the Westchester Square station and change to the East Tremont Avenue trolley car to the Eastern Boulevard, about three blocks from the property to be sold.

Send for Bookmap.

SPECIAL SALES DAY THURSDAY, MAY 12th

At Noon at Exchange Salesroom, 14 Vesey St., New York City

Absolute Executor's Sale Estate of F. J. Schuyler Anderson, Dec'd. Wm. G. Ver Planck, Esq., Sole Executor 1008-1010 Woodycrest Ave. 85 ft. No. of W. 164th St. Two 3 story and basement semi-detached stone and frame dwellings to be sold separately. Immediate possession on one. Sizes 39.18 and 28.81x100. Ver Planck & Prince Esqs., Attys., 149 Broadway, N. Y. C. ESTATE SALES Estate of Daniel J. Carroll, Dec'd. Columbia Trust Co., et al., Executors. S. S. 18th St. 133 ft. W. of Ave. C. Borough of Manhattan. Vacant plot 59x22. N. E. Cor. Seaview Ave. & 91st St. Brooklyn, N. Y. Vacant plot 100x120 to be sold as one parcel. N. W. Cor. 91st St. & Seaview Ave. Brooklyn, N. Y. Vacant plot 100x120 to be sold as one parcel. W. S. Danforth Ave., 90.26 ft. S. Garfield Ave., Jersey City, N. J. Vacant plot 60x108.78, with "L" through to Garfield Av. Size 103.21x 23.17. To be sold as one parcel. Gifford, Hobbs & Beard, Esqs., Attys., 60 Broadway, N. Y. C. WESTCHESTER DWELLINGS Nos. 433-437-439 S. Third Av. MT. VERNON, N. Y. Three 2 story, one family stucco dwellings, to be sold separately. Sizes 33x105 each. William H. Sammer, Esq., Atty., 9 So. Third Av., Mount Vernon, N. Y. ABSOLUTE SALES 13 CHOICE BRONX LOTS To be Sold Separately W. S. Whitlock Ave. 120.94 Ft. N. of East 144th St. Vacant plot of 13 lots, ready for improvement. Sizes about 25.02x125 each. W. S. Austin Place (Bet. East 144th & 149th Sts.) Vacant plot of 2 lots to be sold as one parcel. Size 50x100. N. S. Featherbed Lane (Bet. Macomb's Road and Jerome Ave.) Vacant lot ready for improvement. Size 22x96. 24-30-111-112a Irreg., on 2 sides. MANHATTAN TENEMENT N. W. Cor. 115th St. & 2d Av. (Known as No. 2243 2nd Ave.) Four story brick tenement, with stairs. Size 22x96. Hallman & Groh, Esqs., Attys., 35 Nassau St., N. Y. City. N. S. Taylor Ave. (Bet. Gleason & Watson Aves.) Vacant plot of 2 lots to be sold as one parcel. Size 50x100. NEW JERSEY RESIDENCE No. 365 Lake Ave. Lyndhurst, N. J. Large plot 22x250, improved with 2 1/2 story frame residence, also 2 barns; near churches, schools and stores.

Send for Booklet

TELEPHONE CORTLANDT 0744