REAL ESTATE AT AUCTION. | REAL ESTATE AT AUCTION.

PAY FIVE CENTS
and Get Aboard the
"Waterfront Bungalow Express"

Take the Lexington Avenue (Interborough) subway at any station in Brooklyn, or Manhattan or the Bronx, between Coney Island and Pelham Bay Park. Get off at the Westchester Square Station,—Westchester and East Tremont Avenues,—and change to the East Tremont Avenue trolley line; then ride a few blocks to the Eastern Boulevard, the Gateway to beautiful THROGS NECK on Long Island Sound, and look over the water front Bungalow lots to be sold next Saturday.

Secure all the advantages of Tax Exemption for 10 Years

$15 Secures a $150 Lot
$30 Secures a $300 Lot
$40 Secures a $400 Lot

10% day Sale—10% in 30 days—80% on mortgage contract

"BUY A FEW LOTS" at the Auction Sale of

967 EAST BRONX Bungalow Waterfront LOTS
AND
17 New DWELLINGS
TAX EXEMPTION HOUSES

Attractive 2-Story Frame 5-Room Houses, ready to move in

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

Absolute Auction Sale

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

Next Saturday, May 14th

At 12 o'Clock on Premises, or East Tremont & Philip Avs.

Davies, Auerbach & Cornell, Esqs., Attorneys, 32 Nassau St.
Edward J. West, Esq., Attorney, 31 Nassau St.
Karelsen & Karelsen, Esqs., Attorneys, 87 Nassau St.

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

70% @ 6%—60% @ 5½%—50% @ 5%
May remain on mortgage
Title Guarantee & Trust Co. Policies Free to Purchasers.

Visit Property TO-DAY.
Take Lexington Avenue subway to Westchester Square, then East Tremont Avenue (Foot Schuyler Road) trolley to Eastern Boulevard or East or West Side subway to 177th Street (West Farms); then East Tremont Avenue trolley to Eastern Boulevard.

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Auctioneer
67 Liberty St. Cortlandt 0744

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PALATIAL SUBURBAN RESIDENCE
HIGHLY RESTRICTED LOCATION
At Tremendous Sacrifice
20 Minutes from Penn. Station

12 rooms and 3 baths, modern stucco house, every improvement; 2 car garage; beautiful grounds, shrubbery, fruit trees and summer houses; on Long Island; leaving for Europe; quick action necessary; intending purchasers only need reply. M 160 Herald, Herald sq.

OYSTER BAY--WATER VIEWS
Furnished house, beautiful grounds, 10 master's rooms. $4,000 Rental. A Real Place.
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Best Properties for Sale and Lease.
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Fully improved Restricted BuildingPlots. Size 40x100 and up. Terms Reasonable. The Garden City Company, Garden City, L. I.

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BUILDERS OPPORTUNITY
50 LOTS 25x125
in NEW YORK CITY
Adjoining {Pelham Bay Park / Pelham Manor}
Free of Tax to BUILDER for 10 Years
HIGH CLASS—DESIRABLE
WINDSOR HEIGHTS
542 Main St., New Rochelle, N. Y.
OR YOUR OWN BROKER.

A $10 BILL
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Hollow tile stucco dwelling, 9 rooms, 3 baths, gas and electric light, also 2 car garage; station 5 minutes. Owner going abroad June 1st. Price $24,000.
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Westchester's Leading Realty Experts,
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THE WOODS OF LARCHMONT
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CHOICEST, FAIREST & HEALTHIEST HOME LOCATIONS NEAR THE SOUND
We have several beautiful building plots that we will sell cheap for quick sale to close out the balance of our holdings.
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A QUAINT OLD FARM HOME
on a quaint old road, near a quaint little old fashioned town, remodelled and completely equipped for year around living; just one hour from New York city; splendid commuting service; with ¾ acre, shaded by fine old trees; good garden and several fruit trees; fully decorated; 10 handsome rooms; bath; 2 massive open fireplaces, electric light, every modern city convenience; 2 car garage; high in the healthful hills; sacrifice for $2,500 cash, balance on easy term mortgages; near country club, schools, churches and markets; in a refined, exclusive neighborhood; rights to privately owned lakes. An old farm home, with its low hung ceiling, still lingering amidst modern surroundings, but retaining much of the charm of the long, long ago. RUSTIC, P. O. Box 1107, City Hall Station, New York City, N. Y.

THE BEST IN LAKEWOOD
ESTATES FARMS COUNTRY -HOMES | HOTELS COTTAGES PLOTS AND ACREAGE
SMOCK AGENCY Inc.
124 2ND ST. LAKEWOOD, N. J.

MONTCLAIR NEW YORK'S LEADING SUBURB. CONSULT
F. M. CRAWLEY & BROS.
R. E. Brokers, opp. Lackawanna Terminal.

Englewood and Vicinity—Real Estate,
H. WEATHERBY & CO., Englewood, N. J.

H. H. MOORE SUMMER HOMES FOR RENT. SPRING LAKE BEACH, N. J.

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New York.

ATTRACTIVE SMALL FARM
4 acres, half wooded, plenty of fruit, 6 rooms and bath, all improvements except heating system; $6,500. Real bargain; one hour out; near station. Look it over.
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LEBERTAN CORP., 174 BROADWAY, BUYS BARGAINS IN REAL ESTATE.

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LONG ISLAND CITY
Loft Space 5,000 to 100,000 Square Feet.
ROMAN CALLMAN COMPANY,
Bridge Plaza
LONG ISLAND CITY

FACTORY SPECIALISTS
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BOYNTON BROS. CO.—Factory sites, water, rail. 87 Smith st., Perth Amboy, N. J.

Trembly Co. Inc. Industrial Waterfronts 5 Cortlandt St. Cort. 5307

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FACTORIES FINANCED
Joseph P. Day Factory List

195,704 Sq. Ft., Bridgeport, Conn.
LIBERTY ORDNANCE PLANT on Union Avenue, comprising: Machine shop, 2 story, 60x350; Gun shop, 1 story, 120x390; Forge shop, 100x480; Blacksmith shop, EXTRA HIGH CEILINGS, electric cranes, considerable machinery. Excellent condition. LARGE POWER PLANT. 7½ acres, railroad sidings.

Waterfront Plant with R. R. Siding
20 miles of Grand Central. 183,956 sq. ft., one story large brick buildings, high ceilings. MONITOR & SAWTOOTH ROOF CONSTRUCTION. Sprinkler system; steam power plant; 1,400 FEET BULKHEADED DEEP WATER FRONTAGE.

122,215 Sq. Ft., New Brunswick, N. J.
Part of Johnson & Johnson plant, on Main Line Tracks of P. R. R., 2, 3 and 5 story brick mill constructed buildings, directly connected. Fully sprinkled; steam plant; Advertising Value; Steamboat service to City.

36,532 Sq. Ft., Elizabeth, N. J.
Two story brick mill constructed building, 70x257. Excellent condition. MONITOR ROOF 20' CLEARANCE. ARTESIAN WELL. Fully Sprinkled. HEAVY CARRYING CAPACITY. 2 BLOCKS OF CITY HALL.

128,081 Sq. Ft., Watertown, N. Y.
New York Engine Company. ONE-STORY BUILDING. 10-ton crane; steam heat; brass foundry; N. Y. C. R. R. SIDING; 18 Acres. Water Power Region.

125,000 SQ. FT., HICKSVILLE, L. I. CAN BE PURCHASED FOR LESS THAN 80 CENTS PER SQ. FT. 11 acres, improved with one, two and three story buildings; 2 frame cottages. High pressure boiler. L. I. R. R. SIDING. ARTESIAN WELL.

75,000 Sq. Ft., Jersey City, N. J.
Central Ave. block front. Two and three story brick mill constructed buildings. Excellent condition. VERY HEAVY CARRYING CAPACITY. HIGH CEILINGS. Power plant. Refrigerating plant. INSURANCE RATE NINE CENTS. Yard Space.

East River Water Frontage
Large plot, 229 feet frontage; average depth 492 feet. Depth at pierhead line about 42 feet. WITHIN FREE LIGHTERAGE LIMITS.

368,000 Sq. Ft., Watertown, N. Y.
N. Y. AIR BRAKE COMPANY. FOUR ONE-STORY BUILDINGS, 90x1,000, 50x1,000, 90x800 and 256x420; N. Y. C. R. R. SIDING. 4 SPUR TRACKS INTO PROPERTY. 36 acres; 2,000 H. P. available. Excellent labor.

Equipped Steel Foundry
500 TONS PER MONTH. DELAWARE RIVER FRONTAGE, P. R. R. SIDING. Foundry building 62x624. Two large Cupolas. CRANES, POWER PLANT. Good labor.

70,000 Sq. Ft., N. Y. Harbor
R. R. SIDING AND 500 FT. DOCK. 30 acres, 3,000 ft. on Newark Bay, 21 ft. channel; 1-story brick buildings, erected in 1916; power plant. C. R. R. of N. J. siding.

21,500 Sq. Ft., Long Island City
AMERICAN CHICLE CO., Borden Ave., 1-story brick building, 125x180. SPRINKLED. Boiler plant. R. R. SIDING. IMMEDIATE POSSESSION.

New England Mill with Water Power
125,000 SQ. FT. Brick mill buildings. 1-story sawtooth roof building — fully sprinkled. 600 H. P. WATER POWER. Auxiliary Power Plant. R. R. SIDING. HOUSING DEVELOPMENT.

212,043 Sq. Ft., Lowell, Mass.
MOUNT HOPE SPINNING CO. Brick Mill Constructed Building. SPRINKLED. HIGH CEILINGS AND HEAVY FLOOR CARRYING CAPACITY. Cheap power. RAILROAD SIDINGS.

N. Y. Plant, Rail & Water Connections
A 1, 3 and 6 story brick mill building at Oswego, N. Y., 46,000 sq. ft., 500 feet on Varrick Canal, a navigable waterway connecting with Barge Canal; RAILROAD SIDING. 4 acres; VALUABLE WATER POWER RIGHTS; STEAM HEAT.

Ship Repair Yard
New London Marine Iron Works, fully equipped; excellent condition; 1,500 ft. of improved deep water. R. R. siding available. Power plant.

53,000 Sq. Ft. ,New London, Conn.
STANDARD BRASS AND COPPER TUBE COMPANY PLANT, containing 53,000 sq. ft. New one story brick and steel building. 2½ acres. EXCELLENT CONDITION.

WRITE FOR CIRCULAR OF ANY PROPERTY ADVERTISED. BROKERS POTECTED.

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FOR SALE
Brick Factory
40,000 Square Feet
Two 150 H. P. Boilers
LONG ISLAND CITY
BARGAIN PRICE—TERMS.
Will consider part exchange.
Sole BLOODGOOD Agents
Brokers Protected.
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Above 14th St. to 59th St. (Inclusive)
East River to North River.

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SEVENTH AVE., 30TH TO 31ST ST.
17th FLOOR
20,000 Sq. Ft. Will divide.
OFFICES & STORES
MODERATE RENTALS.

FURRIERS PUBLISHERS MILLINERY | ART DEALERS STATIONERS GOWNS
Unique and Distinctive Building.
49 WEST 47TH STREET.
Street Level Store, 95 feet deep
First Floor Store, 90 feet deep
Just completed . Splendidly lighted.
Wm. C. & A. Edw. Lester, 30 East 57th St.

40 x 140
ALL LIGHT LOFTS
Light four sides, twenty windows; large freight elevator; electricity, steam heat; 2,000 to 25,000 sq. ft.; immediate possession. 207-209 East 49th St. 2754 Academy.

DESIRABLE STORE
21.6x90, with basement space
805 Third Ave., near 50th St.

Miscellaneous.

28,000 SQ. FT.
2 FLOORS
Exceptional Light
WEST SIDE.
GROSS RENTAL **60c. SQ. FT.**
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522 5th Ave., N. Y. C.
Phone Vanderbilt 2962-3-4-5.

OFFICE SPACE
H. C. Beaver
32 BROADWAY PHONE 1901 BROAD

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HALL OWNERS
Wanted to lease a hall with or without a stage, capacity for 600 or 1,000 seats, between 110th and 146th Sts., 3rd and 8th Aves., Manhattan. W., 2028 5th Ave.

APARTMENTS — UNFURNISHED.
Above 14th St. to 59th St. (Inclusive).
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1 & 2 Rooms Baths: $1,500 to $2,000. 8 West 47th st.

Above 59th St.—5th Av. to East River.

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1229 PARK AVE.
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High class elevator apartments, 7 and 8 rooms, 2 baths.
Apply Superintendent or A. BRANDSTEIN, 135 East 118th st. Tel. Harlem 1518.

Borough of Bronx.

JUST COMPLETED
IMMEDIATE POSSESSION
2515-2525 Grand Concourse
NORTH OF FORDHAM ROAD
4 Room Apartments
Every Conceivable Improvement
3 blocks east of Jerome Ave. Subway. 6th and 9th Ave. "L" at Fordham Road.
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From Battery to 14th St., Inclusive.

FULTON ST. plot, block front, including 2 corners; improved 3 story taxpayer; rental capacity about $55,000 annually; running expense nominal; passenger station in building. OWNER, room 333, 5 Beekman st.

GREENWICH VILLAGE.
Two-three story and basement, 10 room brick houses on Waverley place, near 10th st.; $14,000 each, $4,000 cash. VAUGHN, 57 Greenwich av. Chelsea 8339.

WASHINGTON ST., restaurant location, adjacent to several important new office buildings from which large patronage can be drawn; plot 24x90, with low building, which would require alteration; price right and terms to suit. WM. A. WHITE & SONS, 46 Cedar st. Telephone John 5700.

6 story with sunlighted basement; elevator; cor. 4th and Horatio; possession now; sacrificed. SNOWBER CO., 860 6th av.

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East River to North River.

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GARAGE, 25x100, 3 stories, dwelling quarters, for sale, in West 50s. Box Y 762 Herald.

IMMEDIATE POSSESSION.
Rooming house at 353 W. 15th st., between 8th and 9th avs., 4 stories, exceptionally good basement and cellar, high stoop dwelling, 14 rooms; price $18,500, including furniture; very easy terms; seen between 10 and 4 o'clock. R. F. KILPATRICK, owner, 135 Bway. Phone 7190 Rector.

36 East 55th St.—Four story, with four story extension. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

632 Lexington Av., Adjoining 54th St.—Three story and basement; possession sixty days. PEASE-ELLIMAN, 340 Madison av.

Above 59th St.—5th Av. to East River.

EAST 72D ST.—Four story 16.8, $39,500; immediate possession. Murray Hill 4639.

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60'S, near Park.—Finest American basement East Side; $150,000. Murray Hill 8514.

130 East 79th St.—Four story, large extension; immediate possession. JOSEPH ABRAMSON, 46 West 46th st. Bryant 4094.

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HIGH CLASS ROOMING HOUSE WITH GOING BUSINESS,
finely located on 77th st., between Columbus and Amsterdam ave.; 4 story, 20 foot dwelling, 14 rooms, 4 baths; price $35,000, including furnishings and business; cash $10,500, balance on first mortgage. Owner, SAMUEL KILPATRICK, 149 Bway.

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561 West 117th St.—Three story and basement, 16.8x100; price $17,500. JOSEPH ABRAMSON, 46 West 46th. Bryant 4094.

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HIGH CLASS ROOMING HOUSE.
848 St. Nicholas av., at 152d st.; 12 rooms. SPOTTS & STARR, INC. Times Building. Tel. Bryant 4000.

WE have several apartment buildings for sale at sacrifice prices Washington Heights section. PEASE-ELLIMAN, 340 Madison av.

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A 60 family new law; rents over $20,000; price $106,000; act. quick. J 1423 Herald, Harlem.

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Broadway corner, below 96th st.; apartments; lease for sale; total expenses about $55,000; total rents about $73,000; about $28,000 or possibly little less cash necessary.
Below 116th st., convenient to Broadway, modern 5 story apartment house, 3 and 4 rooms; rents $13,500; expenses $4,600; price $65,000. There are two of these houses, just alike, run together, making total rent about $27,200; will sell one or two very cheap on easy terms.
Above 135th st., convenient to Broadway, fine corner apartment house, 4 and 5 rooms; rents $19,200; price $115,000.
Also a large number of other desirable properties cheap. Will pay you to send for list.
H. T. WOOD, 220 BROADWAY.

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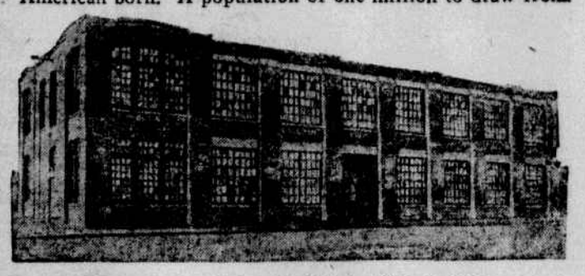

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Just Completed
16,822 Sq. Ft.; light all sides; additional land; close to freight station; abundance of labor within walking distance. For sale at a very attractive price.

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BROOKLYN HEIGHTS—$1,000 to $1,250 now; then $20 to $25 per room, monthly, after erection, for ten years, buys four or five room apartments, free and clear, in strictly fireproof, elevator building; 18 Willow st.; ready about October 1. Apply H. W. STELLE, 80 Maiden lane. Telephone John 1473.

WE offer 5 room house and garage, complete, $894. Inquire Room 204, Hoover Bldg., 117 West 46th st., New York city.

76TH ST. SOUTH, between 14th and 15th ave.—4 two family houses; garage with each house; newly built. Apply on premises, ROSANELLI. Phone South 3417.

63,800 square feet land, frontage four streets, Morgan av., Greenpoint. FABRIC DRY CLEANING MACHINERY CO. building, 86 Bush Terminal, 47th st. near 2d av., Brooklyn. Sunset 6214.

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FOREST HILLS GARDENS—Attractive small house, garage; $29,500; grounds 56x100. 74 Ascan av. Tel. Boulevard 6370W.

HOMES, $6,500 upward, easy terms. HYDE & BAXTER, Port Washington, L. I.

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ROCKVILLE CENTRE.—House six rooms, bath, garage, gas, electricity; plot 60x100; 34 minutes from New York, 8 minutes from station. HURRELL, 60 Ormonde st., Rockville Centre. Phone 689.

WHY stay homeless when you can buy a 5 room house and garage, complete, for $894? Inquire Room 204, Hoover Bldg., 117 West 46th st., New York city.

144 LOTS near Westbury, free and clear. WELLING, 425 5th av. Vanderbilt 4281.

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NEW ROCHELLE'S FINEST.
FOR SALE AND RENT, FURNISHED.
O'CONNOR REAL ESTATE AGENCY.
249 & 251 HUGUENOT ST. Tels. 594 & 133.

EIGHT rooms; garage; modern, all improvements; 50x100; restricted; best location, Westchester county; $11,000, mortgage $6,000. WM. STERZBACH, 43 Knickerbocker av., Mamaroneck, N. Y.

FOR RENT.—PURCHASER CANNOT OCCUPY recently completed dwelling in the finest section of Westchester county—authorizes us to rent unfurnished 9 rooms, 3 baths, enclosed sun parlor, 2 car garage; corner plot 100 feet front; every modern convenience; yearly lease $275 monthly. HERKIMER, INC., 25 West 43d st., New York city. Tel. Murray Hill 0789.

FOR sale or rent, 10 room house, with heat and electricity; fine location; immediate possession; rent $100 per month. Inquire 3025 White Plains av., White Plains, N. Y. Cliffville 3741.

FOR immediate sale we offer story and half house at one-third less than price a year ago. Inquire Room 204, Hoover Bldg., 117 West 46th st., New York city.

HOUSES for sale in New Rochelle; $9,500 to $350,000. SULLIVAN, 20 North av.

REYNARD & KRAFT, Real Estate, 236 Huguenot St. Tel. 2541, New Rochelle.

New York State—Sale or Rent.

CITY gentleman's country place, 8 rooms, 2 baths, delightful fireplace, alcoves, &c.; productive gardens, excellent view; one of the best in that section; modern improvements; about 30 miles from Grand Central Station. GEORGE F. ARCHER, real estate, 10 East 43d st. Vanderbilt 5084.

FOR Sale.—Country lodge in exclusive Osceo Park, Walton Lake, near Monroe, N. Y.; 40 miles commuting distance; garage, boat house, separate servants' house; three boats, one equipped with Evinrude motor; house fully furnished; running water, electricity and all conveniences; approximately two acres; eight hundred feet elevation, high, dry and cool. Bathing, boating, fishing, golf; $8,000 cash. Address A. C. Vanderpoel, Montvale, Bergen County, N. J.

FOR rent, furnished, 7 minutes from Endicott N. Y., part of double farm house; garage; woods and healthy surroundings; Christians only; $60. Phone evenings, 1619 Tompkinsville.

FOR rent, furnished, up-State country home, near Binghamton, 8 rooms, garage, garden; Christians only; $75. Phone evenings 1619 Tompkinsville.

TO Let—For summer or year, furnished, house, all improvements, in Cornwall on Hudson. Inquire 134 Jonalemon st., BYRON.

WORTHY FARMS EVERYWHERE. BATSON FARM AGENCY, 489 5th av., N. Y.

Connecticut—Sale or Rent

ATTRACTIVE summer cottage, $920. Inquire Room 204, Hoover Bldg., 117 West 46th st., New York city.

CHARMING lake cottage, 8 rooms, fireplace, furnished; large frontage; deep shade; 2 acres; price $7,500. Hartford's Largest Real Estate Agency, T. D. FAULKNER CO., Hartford, Conn. Ask for our farm catalogue.

BELL & PIERSON, Real Estate, 54 Atlantic st., Stamford. Phone 2848.

NEAR DARIEN, CONN.
For Sale—Fully Furnished.
Gentleman's home, ideally situated on 1 acre plot, high ground; handsome residence, fully furnished, 12 rooms and 2 bathrooms; every modern convenience; electricity, city water; ready for immediate occupancy; garage and henery; 5 minutes' walk from station and trolley; price $30,000, including furniture. FOLSOM BROTHERS, INC., 127 East 34th st.

REAL ESTATE. E. BENJ. LOCKWOOD, Tel. 216. Sound Beach, Conn.

WATER frontage on beautiful lake, acreage, 17 rooms, 4 baths, commensurate rental; good State road; lower Berkshire; 100 miles to Grand Central Station. GEORGE F. ARCHER, real estate, 10 East 43d st. Vanderbilt 5084.

New Jersey—Sale or Rent.

BARGAIN—Cottages, bungalows, water front, other parts towns for sale or rent, Atlantic Highlands or Far Rockaway. BAILEY, 2144 8th ave. Phone Harlem 2387.

COTTAGE for rent, Monmouth Beach, near Seabright; 9 bedrooms, 3 baths, sleeping porch; garage; vegetable and flower garden; furnished ready for occupancy, including gardener; river frontage near ocean. Price and further particulars, WM. H. HAMILTON, 449 Park av.

EIGHT ROOM HOUSE, BATH, 100 ACRES, excellent land, within 50 miles, on state road; $9,000; two miles from main line Jersey Central Railroad station; beautiful country for fowls and dairying section, becoming suburban. Address 801, 59 Wall st.

LEAVING TOWN.
I must sell for $8,800 my beautiful home worth $11,000; 9 rooms, 2 baths, parquet floors, hot water heat, sleeping porch, large piazza, fireplace; choice neighbors; on improved street; one block to trolley; near railroad station. R. S., room 219, Babcock Building, Plainfield, N. J.

MONMOUTH BEACH, near Sea Bright—Nine bedrooms, three baths, sleeping porch; garage; vegetable and flower garden; furnished ready for occupancy, including gardener; river frontage; near ocean. Price and further particulars write WM. H. HAMILTON, 449 Park av.

REAL ESTATE—OUT OF CITY.
New Jersey—Sale or Rent.

MOUNTAIN LAKES homes, also farms. EDWARD J. CAHILL, Boonton, N. J.

NEW HOUSES.
Just completed, ready for occupancy, 30 minutes from Hudson Terminal, 6 and 7 rooms, bath, steam heat, large living room; all improvements; sewer, water, gas, electricity; three minutes to station; on large plot; prices, $8,300 to $10,000; small amount of cash, balance on terms to suit; a few very desirable plots for sale. FRANK MILLER, 13 Park Row. Tel. Barclay 8685.

RAMSEY.—Attractive 12 room cottage, suitable two families; city water, electricity; $4,500; photographs. HOVER, 212 B'y, N. Y.

SEVERAL Bungalows, new designs, are offered at one-third last year's price. Inquire Room 204 Hoover Bldg., 117 West 46th st., New York City.

SIX room, new modern bungalw, all improvements; hard wood floors; exclusive neighborhood; large plot; price $11,000. 762 Herald, 280 Broadway.

SEVEN room house, State road, 2 acres, near town and station; $3,300; terms. VAN SANT, Toms River, N. J.

WOODRIDGE, 43 1st—4 rooms and basement, $40; house, 16 rooms, $50 principal, interest; Ridgewood Paramont, 6 rooms, 40 acres. ACKERMAN, 187 Greenwich.

FARM PROPERTY.
New York.

FARM FOR SALE—202 acres, 150 level, 165 tillable, good buildings, running water, milking machine, 50 head cattle, 4 horses, complete farm tools, all crops; on State road, near city; $25,000 with $7,000 down. H. M. BOWEN, Farm Settlement Agent, Cooperstown, N. Y.

Miscellaneous.

FARMS for sale; catalogue free. Strout Farm Agency, Box F, 150 Nassau st.

SUMMER RESIDENCES TO LET.
Long Island.

GARDEN CITY.
111 Nassau Boulevard—Ten rooms, 3 baths, furnished; garage; modern house; near station; May to November, longer if desired. Phone Garden City 1368.

New York.

MONROE, ORANGE COUNTY, NEW YORK—Beautifully furnished summer home for rent; twenty acres; finest water; altitude 1,000 feet; six master's bedrooms, four baths; accommodations three servants, with bath; garage three cars; open fires and furnace. Apply WILLIAM STOUT, Executor, 31 Liberty st. Tel. 2080 John.

THIRD LAKE, Adirondacks; rent, cottage accommodates six, $500 season; part cottage, four, $250; rowboat, canoe, ice; Christians; adults. Address K, Box 100 Grand Central Post Office.

Connecticut.

FURNISHED seven room house, improvements; near water; 40 miles from N. Y.; $600 per season. MORLEY, R. F. D. 37, South Norwalk, Conn., or phone Norwalk 725 between 7 and 9 P. M.

OPPORTUNITY in cottage apartment colony, near beaches; protected children's playground; four and five rooms for rent, June, July and August; an ideal spot for small families with small children and salesmen covering New England; from $50 to $60 per month. Apply BRIDGEPORT HOUSING COMPANY, room 506, 886 Main st., Bridgeport, Conn.

Maine.

EAST PENOBSCOT BAY, MAINE.
To let for season, attractive furnished home, 8 rooms, bath, all modern; shore frontage. L. H. LANE, Sidgwick, Me.

New Hampshire.

NEW HAMPSHIRE—Large, handsomely furnished house bordering lake; fishing, boating, bathing; magnificent trees; garage; $700 season. Tel. apt. 6H, 2131 Circle, 1730 B'way.

Vermont.

FOR RENT—Choice of 2 furnished cottages in Rutland county, Vermont; modern conveniences, furnace, garage, icehouse filled, nice garden with fruit; very attractive location; rent very reasonable. ROBERT MURRAY, Clarendon Springs, Vt.

TO LET, in Green Mts., fully furnished, including linens, glass, &c., old fashioned farmhouse; modern conveniences, 8 bedrooms; lunches and dinner can be had at neighboring inn. Particulars from A. WRIGHT, 542 West 124th.

REAL ESTATE TO EXCHANGE.

FIREPROOF LOFT BUILDING
10TH ST. near Broadway.—Eight high stories; 44x94; rent $22,500; price $160,000; mortgages $95,000; fair exchange for smaller property. Owner WILLIAM D. KILPATRICK, Singer Building.

ONE TENANT INVESTMENT
TO SWAP FOR TENEMENT.
Downtown property leased on net basis to high class tenant; net income $2,700; equity $27,000 above $36,000 mortgage; will make fair swap for tenement or other property. Owner, WILLIAM D. KILPATRICK, Singer Building.

REAL ESTATE WANTED.

COLORED family wants home near cars, suburban; $1,000 cash. White family wants 2 family house, above 125th, west St. Nicholas. J. E. OVERTON, 2260 7th av.

I buy left and business buildings; quote lowest price. SHARUM, 170 Broadway.

WE collect rents, 2% commission; years of experience. S. L. ARONDS CO., 470 Tremont av.

FACTORIES FOR SALE OR RENT.

SMALL factory manufacturing ladies' silk underwear. Apply 133 E. 27th st.

BUSINESS PLACES TO LET.
From Battery to 14th St., Inclusive.

DESK room, with stenographic services; immediately. Room 634, 21 Park row, New York city. Telephone Barclay 1043.

DESK space or part of outside office, Hudson Terminal Building, 50 Church st. A 767 Herald, 280 Broadway.

EXCEPTIONALLY well furnished office, 14x12; also desk room; phone service, &c. 160 Broadway, Suite 1209.

FOR RENT—Large, light private room in lawyer's suite, with or without services. Room 819, 299 Broadway, New York city.

An advertisement in the Lost and Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property.

BUSINESS PLACES TO LET.
Above 14th St. to 59th St. (Inclusive)
East River to North River.

ATTRACTIVE OFFICES
Each Facing a Thoroughfare.
Most Reasonable Rent in Section in the New
Broadway Central Building
1658 Broadway, corner 51st St.
High Speed Elevators; Arcade to Seventh Avenue; Transit Facilities at the Door.
Agent on premises, or
M. M. HAYWARD & CO.
2640 Broadway. Tel. "Riverside 9084."

BUSINESS PLACES TO LET.
From Battery to 14th St., Inclusive.

LARGE private office, opposite City Hall, $75; three large windows. Cortlandt 6966.

OFFICE for rent, including stenographer's services and office furniture. Room 205, 200 Broadway. Call after 12.

OFFICE or desk room to sublet, front office, Hudson Terminal Building. Call Room 1360, 50 Church st.

PRIVATE office, opposite City Hall; reasonable rent; immediate possession. A 728 Herald, 280 Broadway.

111 NASSAU STREET.
Parlor store, 23 foot front, large show window. $2,400 yearly. Occupied for years as clothing store.

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

DESK room, near Pennsylvania station. Telephone Fitzroy 5498.

FINE location for light manufacturing or warehouse, 52d st., near Broadway; 3,500 square feet. GOODWIN & GOODWIN, 148 W. 57th st.

FOR storage, 131 W. 24th st.; excellent dry basement, 1,000 square feet; very reasonable rent. SHARUM, 170 Broadway.

HEAVY building (vacant), 20 ft. ceilings, elevator, near East 14th st.; low rent. DUROSS, 155 W. 14th st.

TO RENT, from June 1, office, 370 square feet; very reasonable terms. Apply Room 807, 347 5th av., between 33d and 34th sts.

TO SUBLET—Office in American Circle Building to May 1, 1922. Room 214, 1834 Broadway. Telephone Columbus 3917.

34TH ST, 15 W.—Entire eighth floor, 5,700 feet gross, excellent light, suitable for offices or showroom; rent reasonable. Apply Supt. or Garrett Realty Co., Gramercy 6252.

57TH, 221 E.—Combination office and living quarters, $75 monthly. Plaza 1107.

1416 BROADWAY,
N. E. corner 39th, entire floor 4,500 sq. ft.; will divide; immediate possession. ENGLISH, 1531 Broadway.

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

2684 BROADWAY—Store; very desirable location; one flight. Apply janitor.

Washington Heights, Above 125