

READ THIS PAGE CAREFULLY

LOST— A Million Dollars

ALREADY—AND THEN "SOME"

with the possibility of a "lot" more being lost when the remaining unsold lots at GARDEN CITY ESTATES are closed out, without reserve, TO-MORROW NIGHT at 8 o'clock, in the Brooklyn Real Estate Exchange salesroom, 189 Montague Street, Brooklyn.

Garden City Estates

Is the most highly developed portion of the great estate owned formerly by A. T. Stewart. It is also the most highly developed portion of the incorporated Village of Garden City. More than two hundred residences have been erected there. Sewers, water, gas, electricity, sidewalks and curbs are installed in the fully improved sections.

The developers of GARDEN CITY ESTATES spent millions of dollars on improvements. They made it one of the finest residential colonies in America—they hoped to dispose of the lots at prices commensurate with the amount spent on its development. Because of the War and other conditions beyond their control they were forced yesterday to sell this property at Auction.

Garden City Estates Lots
SOLD YESTERDAY as low as
\$100 a Lot

Think Of It!—Building sites at GARDEN CITY ESTATES in the very best locations at your own price, regardless of former private sales prices, regardless of what it has cost to bring this highly restricted residential colony up to its present high state of development.

Good News! Some of the Best Lots Remain to Be Sold TO-MORROW

\$2,000 Bungalows CAN BE BUILT

right at the Merrill Ave. Station, Main Line L. I. R. R., at

GARDEN CITY ESTATES

\$10 \$20 \$30

SECURED A SECURED A SECURED A
\$100 Lot \$200 Lot \$300 Lot

10% on day of sale, 10% in 30 days, **80%** in monthly instalments of 2%

This is one of the most remarkable "Opportunity" sales ever held in or near New York. Every lot must be sold for whatever it may bring "at your own price" at the closing out, continuation auction sale

TO-MORROW

Monday Night, at 8 P. M.

In the Brooklyn Real Estate Salesroom, 189 Montague St.
Near Borough Hall Subway Station

Absolute Auction Sale

of all remaining unsold

1169 Garden City Estates LOTS

on Stewart Avenue, Nassau Boulevard
and adjoining Streets and Avenues

80% 10% on day of sale, 10% in 30 days
in monthly instalments of 2%

70% at 6%—60% at 5½%—50% at 5% may remain on mortgage
Title Guarantee & Trust Company Policies Free

Savings Bank books, on proper assignment, as well as Liberty Bonds at market value, will be accepted as deposit.

Go to Garden City Estates TO-DAY!

FROM PENN STATION, 33rd ST., and FLATBUSH AVE., B'KLYN
Transportation furnished by my representative at Train Gate

On Train Leaving Pennsylvania Station, 33rd Street and Seventh Avenue

TO-DAY AT 2:59 P. M.

Flatbush Avenue, Brooklyn.—TO-DAY at 3:00 P. M.

By motor from 59th Street, via the Queensboro Bridge—Queens Boulevard to Hillside Avenue, Jericho Turnpike to Nassau Boulevard. Sign "Garden City Estates."

Joseph P. Day
Auctioneer

A PLAIN STATEMENT

About the Courtlandt Palmer Properties

By the Auctioneer

On next Tuesday, June 28th, at noon, in the Exchange Salesroom, No. 14 Vesey St., I will sell all the many valuable and most advantageously located New York City properties belonging to the Estates of the late Courtlandt Palmer and Mary A. P. Draper. I will sell these properties, separately, by order of the Supreme Court, and at Executors' Sale, at Absolute Auction.

There positively have not been enough inquiries on most of these properties to sell them for more than a mere song. The absolute, frank facts are as follows:

ONE—BROADWAY & 14th ST., on account of its strategic subway location, has had quite a few inquiries—more than all the rest of the other properties put together twice again—but that is not saying much.

The reason why there has not been many inquiries for these valuable lots is the condition of "Wall Street." A lot of people who might be attracted to these strategic properties are out of the market to-day because of having to protect their Wall Street holdings. But then—Can't you see that this situation makes it an absolute BARGAIN SALE for those who have the money and the time to attend the sale and BUY?

This property must be sold in order that the proceeds may be divided up among the beneficiaries, including some of our largest public institutions.

At Broadway & 14th St. the old Churchill Hotel and Union Square Theatre have an income of almost \$100,000 a year, on old buildings, and Ninety Day Cancellation Clauses in the leases. Think what "long term" leases would pay!

TWO—At 15th St. & Union Square, the old Union Square Hotel also has a very cheap rent (\$15,000), with a Ninety Day Cancellation Clause in the lease. We have not had more than a dozen inquiries for this well-known "landmark."

THREE—35th & 36th St. and Eighth Avenue, for the past generation and at present occupied by Ludwig Baumann as a Furniture Salesroom. There has been very little interest shown in this fine speculative property; in fact, the Zone Committee in the last two weeks, in spite of our protests, have declared that the southerly half of this parcel can only be used for lofts, and no manufacturing; but surely this property will go cheap enough for anybody with a little money, or for an operator to buy it and retail it, if necessary, in single stores for the many tenants in that location who would like to own their own 25 x 75 or 100-foot business home.

FOUR—40th St. & Madison Ave. has had very few inquiries—less than half a dozen in fact, in spite of all the advertising.

FIVE—Lots at First Avenue, the East River, 125th, 126th and 127th Streets, although we have had quite a few inquiries for them, I believe will go for a mere song, because they are suitable for factories, and no one is thinking to-day of building a factory or garage.

SUMMARY: Surely there must be some investor, or some operator, or some man with a little spare money who could with profit carefully investigate these properties, and purchase any one or all of them at the absolute auction sale to be held.

Next Tuesday, June 28, 1921,

At Noon, in the Exchange Salesroom, 14 Vesey Street
The Courtlandt Palmer Sale is

By Order of William M. Chadbourne, Referee,
The Estate of Mary A. P. Draper is Represented by
George W. Wickersham, and Edward J. Hancy, Ex't.
HENRY W. TAFT is the Attorney for the Plaintiffs
CADWALADER, WICKERSHAM & TAFT
Are the Attorneys for the Executors.

SEND FOR BOOKMAP

Columbia University

and the Society of the

New York Hospital

have ordered to be sold at

Absolute Public Auction

without reserve, for whatever they may bring
the property known as the

BATHGATE ESTATE

consisting of

525 CHOICE BUILDING LOTS

Located on Baychester, Nereid, Bussing, Pitman and adjacent Avenues,
BOROUGH OF THE BRONX

Opposite Marist Bros. New School NEXT THURSDAY, JUNE 30th

at noon, in the Exchange Salesroom, 14 Vesey St., N. Y. C.

Located in a "high and dry," well populated section of the Bronx, on Baychester, Nereid, Bussing, Pitman and adjacent avenues; convenient to the 238th St. (Nereid Ave.) and 241st St. (Baychester Ave.) subway stations, the White Plains Ave. trolley line, Bronx, Van Cortlandt and Pelham Bay Parks, and on three sides of the site of the large, new Roman Catholic School to be erected by the Marist Brothers.

Immediate Occupancy, under tenancy arrangement, for purpose of building at once.

10% on day of sale, 10% in 30 days,

80% in monthly instalments of 2%.

70% at 6%—60% at 5½%—50% at 5% may remain on mortgage

New York Title & Mortgage Company policies free.

FREDERICK A. GOETZE and WILSON M. POWELL, Esqs., Trustees.
WILSON M. POWELL, Attorney, 7 Wall St., N. Y. City.

Savings Bank books, on proper assignment, as well as Liberty Bonds, at market value, will be accepted as deposit.

"Tax Exemption"

May be made to mean

"Rent Exemption"

For Ten Years

The Tax Exemption Ordinance was adopted by the City of New York to make it possible for every man to own a home or a 2-family house.

It is of benefit, chiefly, in the event that you "Buy a Few Lots Now," and commence building before April 1st, 1922, although the building need not be completed before April, 1924.

Either that or you must pay a profit for a house completed since April 1, 1920, and also "tax exempt." Such houses, as everybody knows, are high in price, "scarce as hens' teeth."

If you own your own house—built at cost—and you are relieved from the payment of taxes for 10 years, on the building, up to \$5,000 a year on a one-family house or \$10,000 a year on a two-family house, you get all the benefits of a big saving that is allowed by the City of New York.

Think also of the advantage in selling a "tax exempt" house, over one to which the benefits of "Tax Exemption" cannot be applied!

GO TO THE PROPERTY TO-DAY.

Take Interborough (Bronx) subway, White Plains Road line, get off at 238th Street (Nereid Ave.) station, and walk a few blocks east to the property; or get off at 241st Street and walk east a few blocks; or take any trolley car in the Bronx which connects with the White Plains Road trolley and get off at 238th Street.

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.

SEND FOR BOOKMAP

ANNOUNCEMENT

Special Sales Day—Tuesday, July 12th

At noon in the Exchange Salesroom, 14 Vesey St.

Choice Manhattan, Bronx & Brooklyn Properties at Auction

For details see my advertisement on the following page.

Send for Bookmap

67 LIBERTY ST., NEW YORK CITY

Joseph P. Day
Auctioneer

Send for Bookmap

TELEPHONE CORTLANDT 0744