

News of the Real Estate World

ARMENIAN CHURCH BUYS BANK PARCEL

Acquires Former Home of 19th Ward Institution on East 34th Street.

The property at 152 and 154 East Thirty-fourth street, which was built and formerly occupied by the Nineteenth Ward Bank, was sold by Folsom Brothers, Inc., for the Assets Liquidation Company to the Armenian Evangelical Church of the City of New York which will make extensive alterations and occupy.

Operators Resell Heights Flat.

Kniss & Sinnott resold to Isaac Peinberg the five story apartment, 50x100, at 511 West 154th street, renting for \$12,500 and held at \$30,000. The buyers bought this house last week. The brokers were James E. Barry and Charles Goldberg.

Deals Revealed in Transfers.

Maurice Hausman sold to Salomon Lazarus two five story store tenements, 50x100.5, at 208 and 210 East Fifty-fifth street.

Ros Jones sold to Leo Schwartz the five story tenement, 24.1x100, at 1425 Amsterdam avenue, the southeast corner of 131st street.

Give Lots as Xmas Present.

A number of the recent buyers of lots in the Country Club district of Jamaica, which is being sold by the M. Morgenthau, Jr., Company, have made Christmas presents to their children. Among them were Jasper Wight of the Colonial Arms Hotel, Jamaica, who bought four lots, and J. J. Forsah of Brooklyn, who bought two lots.

NEW COTTON EXCHANGE CONTRACT IS AWARDED

Big Structure to Be Erected by George A. Fuller Co.

The contract for the construction of the new home of the Cotton Exchange has been awarded to the George A. Fuller Company. The projected structure will be built according to plans and specifications now being prepared by John Barber, architect, and will cost approximately \$1,000,000. It will be erected on the plot now occupied by the present Cotton Exchange Building and will also include the adjoining lot in Beech street.

OLD BROADWAY PLOT BOUGHT FOR GARAGE

Restaurateurs Acquire Corner on Eighth Avenue.

The newly formed Barmore Realty Company (A. Dreier, M. Pein and B. S. Dreier) has purchased the S. E. F. Building Company plot, 150x100, at the southeast corner of Old Broadway and 133rd street. The buyers will improve the site with a one-story garage, estimated to cost \$35,000. Max Silverstein, attorney, represents the buying company.

CHILD'S CO. PAYS HIGHER RENT ON CORTLANDT ST.

Cigar Co. Leases Large Space on Second Avenue.

ANOTHER B'WAY CORNER SOLD BY ASTOR ESTATE

Plot at 91st Street Bought by Speculator.

The William Waldorf Astor estate, represented by Montgomerie, Deane & Grace, attorneys, has sold to Mr. Alexander, a client of J. Irving Walsh, the plot of more than six lots at the southeast corner of Broadway and Ninety-first street, which the Astor family had been asking \$450,000.

TEXAS WOMAN LEASES HOTEL AT LONG BEACH

IN THE AUCTION ROOM.

PEARL, ET. AL., through to 44-66 Cliff st., 15.4 feet south of Perry st., 2 1/2 and 3 story building, with stores, 25x100x100 (irregular); Helen L. Carson et al., as heirs, and trustee, against Edward M. Rankin & Co.; \$25,000; taxes, etc., \$4,250.00; to Frank McNulty Hanson for \$6,000.

By Joseph P. Day.

OPERATOR FILES PLANS FOR 36TH STREET LOFT

Plans have been filed for the erection by the 132 West Thirty-sixth Street Corporation (S. Morrill Banner president), of a twelve story office, loft and show room building, 75x197 ft., at 132 to 128 West Thirty-sixth street, extending through to 139 to 145 West Thirty-sixth street. R. T. Lyons, architect, who prepared the plans, estimates the cost at \$500,000.

QUEENSBOROUGH MARKET.

Melville Realty Company has leased to A. Burholt for occupancy the apartment, restaurant and bakeshop at 459 Hamilton street, Long Island City.

\$1,300,000 LOAN ON ROOSEVELT COURT

Bankers Arrange Mortgage for Biggest Apartment House in The Bronx.

The mammoth Roosevelt Court apartment house, planned for the Concourse between East 171st and 172d streets, to accommodate 1,200 individuals, which was announced last week, is assured by the fact that S. W. Straus & Co. have arranged a first mortgage 7 per cent. serial bond issue of \$1,300,000 on the land and buildings. The house will be erected around a landscape garden of large area, and the suites will contain from two to six rooms and baths. The net annual rental earning of the house is estimated at \$191,000. The structure will extend through to and have a frontage on Wythe avenue.

Physician Buys New Taxpayers.

The newly erected taxpayers, on Plot 100x150, at the northwest corner of Searby place and 173d street, have been purchased by Dr. Charles I. Steln, who was represented in the transaction by J. J. Gillen, builder and contractor. The S. E. L. Building Company was the seller.

Many Building Plans Under Way.

A five story apartment, estimated to cost \$100,000, is to be erected by the 20th Street Construction Company, William J. Yennie, at the northeast corner of Valentine avenue and Bedford Park boulevard. Moore & Landseil, architects, filed the plans. It will measure 60x250.

Deals Shown by Transfers.

John A. Haesler sold to the Burkam Realty Company the vacant plot, 75x75, 18.2, at the northeast corner of Croton Parkway North and 180th street.

STANECK REALTY COMPANY SOLD TO ALFRED H. ENGELHARDT A TWO STORY DWELLING, 15x100, AT 498 EAST 163d STREET.

ESTHER GOLDWATER SOLD TO ROSE SILVERSTEIN A TWO STORY DWELLING, 25x100, AT 721 BECK STREET.

Wm. A. White & Sons have leased for the United Fruit Corporation to the American Bureau of Shipping a large suite of offices in 50 Broad street for a term of years at a rental aggregating \$60,000.

Cross & Brown Company leased for the G. A. Rensens estate the three story 25 foot building at 145 West Fifty-sixth street to Louis A. Shaw and George W. Drexel.

Brooks & Moman have placed a first mortgage loan of \$12,000 on 219 West Twenty-ninth street; \$37,000 on the southwest corner of Third avenue and 180th street and on the same interests a loan for \$82,500 on the property, 96.5x79.3, on the east side of Creston avenue, 92.3 feet south of 180th street.

Samuel Galitzka has placed first mortgages aggregating \$80,000, on the Adage Realty Corporation on the northwest corner of Avenue J and East Twelfth street, Brooklyn, five two story store properties and the southwest corner of Avenue J and East Fourteenth street, two two story buildings.

A Brandstein negotiated the sale to the Manhattan Building Company the building it occupied for many years at 133 East 118th street. A six story office and loft building will be erected.

M. H. Galliard & Co. were the brokers in the recently reported resale of 113 to 119 West Eighty-eighth street for Abraham Luger.

There will be a meeting of the Greater New York Taxpayers Association on Thursday evening at 266 Grand street.

Quinlan & Leland have placed a first mortgage loan of \$55,000 on the five story apartment building at 871 Fox street.

TO BUILD ELEVATOR FLAT IN FLABUSH

S. W. Straus & Co. Place \$210,000 Loan on House at 18th St. and Beverly Road.

One of the largest apartment house projects recently undertaken in Brooklyn was announced yesterday by S. W. Straus & Co., who have underwritten a first mortgage seven per cent. serial bond issue of \$210,000 on the land and building to be erected at Beverly road and East Eighteenth street. The house will be six stories high and will have two elevators. It will contain forty-eight housekeeping apartments of from three to six rooms each. There will be 187 rooms in all. The house will cover a plot 100x100 and the net earnings have been estimated at \$32,250.

HOUSE MARKET FIRM FOR HOLIDAY SEASON

Houghton Company sold for the estate of Charles E. Wesels a four story dwelling, 19x100.8, at 29 West Ninety-first street, held at \$30,000.

David Lion sold to Herbert Aldhaus the three story dwelling at 253 West 134th street, 15x100. Mr. Aldhaus resold to the Houghton Company at 251 West 134th street.

PERSONAL AND IMPERSONAL.

It never occurred to us while we were wishing our friends a merry Christmas last week that we might also have expressed the hope that their Christmas cards would be in the stocking. Since the housing shortage set in gifts of that type have become tremendously popular. Even a vacant lot is no longer to be sold at 80 if you should take this year take our advice and wear larger stockings in 1922.

Exports to North American countries were \$71,647,000 in November in contrast to \$77,177,000 in October.

Imports from Europe were \$70,242,000 in November against \$66,729,000 in October.

Exports to Europe were \$28,300,000 in November against \$28,300,000 in October.

Imports from Asia totalled \$64,507,000 and \$62,222,000 in the first eleven months of this year and last year respectively.

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U. S. EXPORTS SHOW HEAD-DROP IN 1921

In First Eleven Months Decline \$3,318,386,000-Imports Also Down.

WASHINGTON, Dec. 27.—American business exports \$4,189,343,000 in merchandise in the first eleven months of this year, according to figures made public to-day by the Department of Commerce, which also gave their imports for the period as valued at \$2,271,797,000. In the corresponding eleven months in 1920 their exports totalled \$7,507,729,000 and their imports \$5,012,400,000.

President of Guaranty Trust Notes Conditions for Optimistic Outlook.

A gradual improvement toward normal economic conditions in 1922 was predicted yesterday by William C. Potter, president of the Guaranty Trust Company, who foresees optimism because of the following favorable developments in the year drawing to a close: Increased volume of textile manufacture; increased consumption of cotton; increased consumption of wool; increased domestic production of iron; increased volume of building; increased value of exports; progress of railroads toward economic basis; decline in wholesale prices; lower interest rates; expanding bank reserves; and advance of sound investment bonds.

THREE HELD CRIMINALLY RESPONSIBLE FOR FIRE

Others Found Negligent in New Haven Disaster.

NEW HAVEN, Conn., Dec. 27.—Joseph E. Austin, City Building Inspector; Lawrence E. Carroll, manager of the Rialto Theater, and Alfred S. Black, president of the Connecticut Theaters Corporation, which controlled the theater, were held criminally responsible to-day for the deaths of nine persons in the Rialto Theater fire on November 27.

3,261 AUTOMOBILES STOLEN.

PHILADELPHIA, Dec. 27.—A total of 3,261 automobiles, valued at \$5,292,414, were stolen in this city from January 1 to December 22, according to figures compiled by the Police Department and announced to-day.

STRAWBERRIES IN MARKET.

Five hundred quarts of Florida strawberries arrived in the city yesterday, according to a report of the State Department of Farms and Markets, and sold at \$1.25 to \$1.50 a quart. A carload of Texas strawberries, about 40 crates of a bushel napper, about ten crates of State celery were on the market and crates of four to seven dozen stalks sold as low as \$1.50 and up to \$2.25.

RESORTS.

Atlantic City.

Atlantic City.

The Yuletide Season FOR the cheeriest of winter vacations, and for the proper inauguration of a healthful, happy and prosperous year, visit this fascinating City by the Sea.

ROYAL PALACE HOTEL & COTTAGES

on the Ocean Front in CAGO CONVENIENT TO ALL AMUSEMENTS Sea Baths DIET KITCHEN Orchestra. Family Patronage Invited. REDUCED RATES.

WEST B'WAY BUILDING LEASED FOR \$250,000

The eight story office and factory building at 248 and 250 West Broadway and 6th Beach street has been leased by the Centaur Company through A. H. Matthews to the Grosvenor Knitting Machine Company, which has occupied quarters in the Wool Exchange building for the last several years. The aggregate rental for the full term covered in the lease will be \$250,000.

MINERS' OFFICIALS HELD.

Must Stand Trial in Connection With Armed March.

LA MARNE HOTEL & CAFE

On the Boardwalk at Ocean Ave. Rooms with running water and private bath. Daily breakfast and lunch. Boardwalk, \$2 up per day. New Year's Celebration in Cafe.

PREDONIA HOTEL TENNESSEE AVE.

EUROPEAN PLAN. 30 years name management; guaranteed satisfaction; Moderate; Rich; Beautiful; Garage attached.

Marlborough-Blenheim

ATLANTIC CITY, N. J. JOSEPH W. SONS COMPANY

INSTRUCTION, COLLEGES, & C.

Superior School FOR Educated Women

MERCHANTS & BANKERS' BUSINESS SCHOOL

37 East 58th St., New York, N. Y. Limited Registration S. C. ESTEY, Director. PLAZA 2993.

NIGHT SCHOOL

Best Private Night School in the City. All Commercial Subjects. REGISTER NOW

HAMILTON HOTEL BERMUDA

OPEN JANUARY 6 Modern in Construction and Operation 200 Suites with Bath—Fireproof Accommodations for 600

IDEAL COUNTRY HOME Hotel Montclair

MONTCLAIR, N. J. MOST DELICIOUSLY SITUATED RESIDENTIAL HOTEL IN NEW YORK'S SUBURBS. OWNERSHIP MANAGEMENT. FREDERICK C. BALL COMPANY

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BUSINESS PLACES TO LET.

Above 14th St. to 20th St. (inclusive). East River to North River.

ALBEMARLE BUILDING

(Facing Madison Square) Broadway at Twenty-fourth Street

Entire 10th Floor And Other Space TO RENT

17,685 Sq. Feet

Excellent Light No Manufacturing Immediate Possession

ALBERT B. ASHFORTH, Inc. 12 East 44 St. Murray Hill 1100

BUSINESS PLACES WANTED.

Grocery Store Locations Wanted

MANHATTAN STORES wanted by large Retail Chain Company. Details required as to size of store and basement, also street number. State rents, which MUST BE MODERATE. No attention paid unless this information is given.

Chain Realty Company

P. O. Box 229 City Hall Station

CITY REAL ESTATE.

Spuyten Duyvil and Riverdale, Above Harlem River.

Fieldston

RIVERDALE-ON-HUDSON, New York City's most accessible suburb. GEORGE HOWE, 427 E. 100th St., N. Y. C. architects, estimate the cost at \$200,000.

REAL ESTATE-OUT OF CITY.

Long Island-Sale or Rent.

Forest Hills Gardens

Houses and Villa Plots for Sale. 15 Minutes from Penna. Station.

SAGE FOUNDATION HOMES CO.

47 W. 34th St., or Forest Hills, L. I.

I. G. WOLF, 1270 E. 87th St., N. Y. C.

NORTH SHORE REAL ESTATE. L'ECLEUSE, WASHINGTON & CO. 25 East 40th St. Vanderbilt 3536. Connecticut-Sale or Rent.

E. P. HATCH, Inc. Real Estate Greenwich Ct.

New Jersey-Sale or Rent.

PRICE CUT TO \$10,000

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APARTMENTS-FURNISHED.

The Grosvenor 5th Ave. & 10th St. Handsomely furnished 2 room apartments, 1 bath, 4 rooms, 2 baths. Rooms of exceptionally large size. Restaurant American plan.

APARTMENTS-UNFURNISHED.

Above 14th St. to 20th St. (inclusive). East River to North River.

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ELEGANT APARTMENT, 9 ROOMS, BATH, ELEVATOR, AC., \$180 PER YEAR. ESTATE A. DUGRO, 1 UNION SQ., STUDY-VESENT 1848.

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Fort Tryon Arms

Fort Washington Ave., at the Corner of 183rd Street

Just a few more exceptional fine 4-room apartments, large rooms, foyer hall, excellent closets.

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3 MINUTES FROM WALL ST. Table Broadway 1, R. T. Sub. to Clark St. I. W. Mongel on Promises. Tel. Beaman 9130

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