

PICTORIAL NEWS OF BUILDING AND REALTY FIELDS



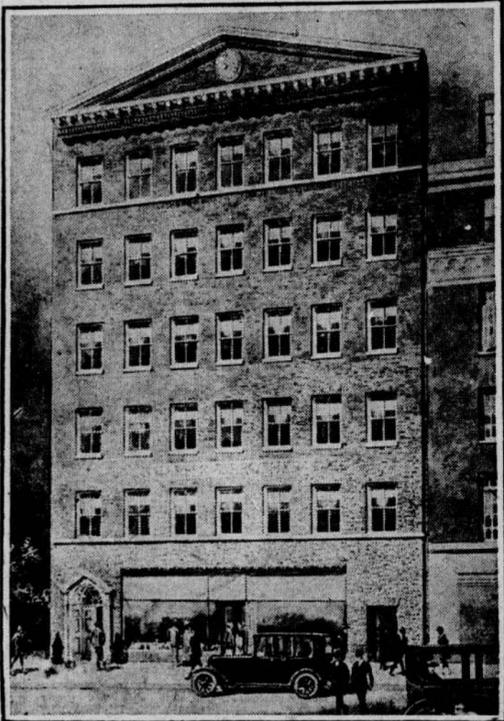
Colonel Augustus Cleveland Tyler house on New London Harbor, to be sold at auction on December 2 at 3 P. M. on the premises by Arthur C. Sheridan. The property is known as "The Elm," as the dwelling stands on the site of a historic tree. Col. Tyler's widow occupies the estate, which contains many antiques. The house is about twenty years old, and stands back from Pequot avenue.



Horan estate property, Earlmont, Pondfield road Bronxville, sold by Fish & Marvin to Elizabeth Fulliner Goetz.



Between Marion and Decatur avenues on 20th street, Bedford Boulevard, in the Bedford Park section of The Bronx, the Marion Decatur Corporation is building two apartment houses to be ready for occupancy on December 15. They are to be known as the Marion and the Decatur, and will contain suites of two to six rooms. The buildings are within two minutes' walk from the elevated extension of the Lexington avenue-Jerome avenue subway route, which connects with the Sixth avenue and the Ninth avenue lines. Van Cortlandt Park is near the property.



New home for Harper & Brothers, publishers, on the north side of Thirty-third street adjoining the Vanderbilt Hotel. The structure has been leased from plans through Douglas Gibbons & Co. Work has been started on it by interests connected with the Vanderbilt Hotel Corporation. Warren & Wetmore are the architects.



The dwelling on a plot of 91x140 feet on Piermont avenue, just south of Broadway in the Hewlett Bay Company's development at Hewlett Bay Park, L. I., sold recently by an executive of a corporation, whose name has been withheld.

Planning Cheap Homes in Groups for Workingmen

THE LONG looked for home for the workingman, within his ability to purchase, is finally in sight, according to William M. Greve, vice-president of the Prudence-Bonds Corporation and of the Realty Associates in Brooklyn. In spite of the present high prices of materials and of labor, Mr. Greve says his company has worked out a plan of building these houses in groups costing from \$200,000 to \$1,000,000, so that the builders can make a small profit on each house and the buyers can have homes that will cost them in rental terms from \$7 to \$8 a room and give the owners a yard with grass and flowers besides.

"Our plans," says Mr. Greve, "start with a great tract of land within thirty minutes of downtown New York which we have purchased and for which we are buying raw lumber and other materials at the source of supply. All sorts of construction ideas in a Henry Ford are being worked out in the economic design of these houses.

TO ADDRESS REALTY CLASS. The regular monthly meeting of the Real Estate Club of the West Side, M. C. A. will be held next Tuesday evening, November 28, at 6:15. Bryan L. Kennedy, auctioneer, will make an address on the essentials of salesmanship, after which W. H. Wyckoff will conduct an open forum on the subject of "Constructive Methods for the Sale of Real Estate."

HORAN ESTATE IS SOLD. Fish & Marvin have sold the Horan estate, Earlmont, Pondfield road, Bronxville, to Elizabeth Fulliner Goetz. It is a large mansion and approximately eight acres, about four of which will be plotted, carefully restricted, and sold for residential purposes. The estate was held at \$120,000.

ACTION OF BANKS AIDS LOT MARKET

Decision to Loan on Realty in Queens Is Interpreted by Leading Auctioneer.

By JOSEPH P. DAY. CAPITAL—big capital—is crossing the East River and competing now for the privilege of financing the development of the Borough of Queens. This was the big item of the real estate world recently when it was announced that two of the city's largest and most progressive savings banks had announced their readiness to begin lending their funds to property owners in Queens, especially to the builders of homes.

This move on the part of the savings banks, while attributable, primarily, to the enterprise of the Queens Borough Chamber of Commerce, which arranged a tour of inspection for the bankers, was at least one notable transaction at Jackson Heights, by the Prudential Insurance Company.

"While our task is a great one and we have not yet worked out every point minutely, we are not quite ready to give out our plans in detail. But if one can visualize a little cottage home, five to seven rooms, with a 46-foot frontage, a large combination kitchen and dining room with kitchen range and hot water boiler so situated as to heat the whole house, electric lighting, a dry cellar and concrete floored bath and everything designed, without frills and luxuries, for the utmost utility and comfort, he will see what we are striving for, and he will note, too, the real home conditions for the practical start in life of many future prosperous men of affairs of the city."

WEST SIDE LOFTS PLANNED. A six story factory and loft is to be erected soon at 421 to 425 West Fifty-fourth street by the 421 West Fifty-fourth Street Corporation. Cornelius Scott, president. The basement, first and second floors will be occupied by the Columbus Manufacturing & Supply Co. The structure, designed by Frank A. Rooke, will be ready in the early part of next year.

TO SELL BROAD ST. CORNER. The six story store and office building at the northeast corner of Broad and South William streets will be sold at auction in 14 Vesey street next Tuesday at noon by Joseph P. Day, auctioneer. The structure is equipped with an electric elevator, steam heat and electric lights.

GREAT FUTURE FOR EIGHTH AVE. IS SEEN

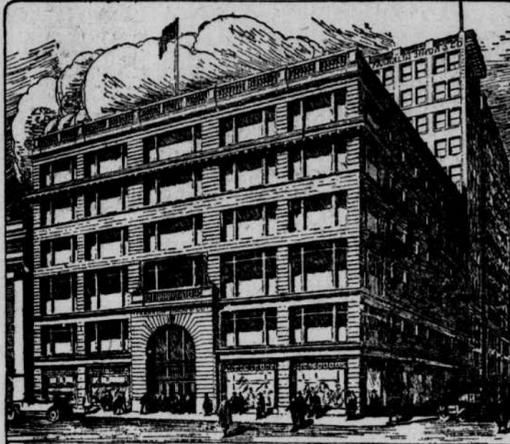
Mortgage Expert Predicts It Will Be Apartment and Hotel Center.

EIGHTH AVENUE between Thirty-first and Fifty-ninth streets is destined to become a thoroughfare of big hotels, apartment houses and retail stores, according to W. J. Moore, president of the American Bond and Mortgage Company, which is financing the new twelve story Claman Hotel at the corner of Eighth avenue and Forty-third street, which will furnish living quarters for 1,000 men.

Mr. Moore bases his prediction on the fact that Seventh avenue with its subway has developed a that backdoor thoroughfare into a mighty artery of business. Already he says there are evidences of a complete change on Eighth avenue. During the last three years, he says, store values there have risen from 50 to 300 per cent.

The elevated road on Sixth avenue practically shuts out that comparatively short artery from abnormal development, he says. Seventh avenue is the last great up and down town artery to be developed and Eighth avenue is sure to be the next, he argues.

WHITE PLAINS PLACE SOLD. Edward Montgomery sold for Mrs. Edna A. Newkirk to Marion H. Galliard of this city her country place, "The Grange," on White Plains road and Fenimore road, White Plains. The buyer will occupy.



First prize of a gold medal and a diploma awarded by the Fifth Avenue Association to Franklin Simon & Co., owners, for the altered building, 414-420 Fifth avenue, Nečasulmer & Lehbach, architects.

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

DO YOU RECALL

when the Subway opened through Washington Heights? A FEW YEARS AFTERWARDS the section built up, lots rapidly increased in value, LARGE PROFITS were made by lot owners.

JEROME AVENUE SUBWAY

started running a few years ago This district is rapidly building up Lots are steadily increasing in value

Go to the Absolute Auction Sale, of 81 LOTS

By order of the Executors of the Estate of Julius Loventhal, Deceased, and others

On 177th St., Tremont Ave., 176th St., Grand Ave., and Davidson Ave., Aqueduct Ave., between 190th and 192d Sts., University Heights

Dec. 12th, 1922, at 12 M.

at the Real Estate Exchange Salesroom, 14 Vesey St. 70% can remain on mortgage Titles insured free to purchasers

Apply to J. CLARENCE DAVIES, Inc., Auctioneers 32 Nassau Street 149th St. and Third Ave.

Receivers' Sale Tuesday, Nov. 28th At Noon, in Exchange Salesroom, 14 Vesey St.

North East Corner Broad & So. William Sts. (At Broad St.)

6 story brick store and office building; steam heat, electricity; electric elevator.

Site of plot 74.5x104x265x114. ALBERT MASSEY, ESQ., Attorney for Receivers, 129 Broadway, N. Y. C. Send for Bookman. Telephone Cortlandt 6744.

BUYERS AT SPRINGFIELD, L. I. W. H. Schabhorn of Springfield, L. I., sold lots on his Springfield Hillcrest, L. I., development during the last few days to the following: E. G. Storrs of Richmond Hill, four lots; T. H. Dickenson of Brooklyn, two lots; M. C. McKenna of Manhattan, two lots; J. H. Doyle of Prepost, L. I., three lots; D. E. Broda of Ridgewood, two lots; John Hill of Brooklyn, three lots; and August Schmitt of Brooklyn, two lots.

MONEY TO LOAN & WANTED ON BOND & MORTGAGE.

Money To Loan 5 and 5 1/2% Quick Answer Moderate Charge

Only Gift Edged Applications Considered RULAND & BENJAMIN 14 E. 48th St. Vanderbilt 9363.

MORTGAGE MONEY LARGE SUMS FOR MANHATTAN AND BRONX FIRST MORTGAGES MINIMUM CHARGES

Wood, Dolson Co., Inc. 141 Broadway. Tel. Rector 7054.

MONEY Immediately advanced, first mortgages, interest 5% and 5 1/2%, any amount, anywhere, also to help upon their interest in will; also money loaned promptly second mortgages, quick answers. WALDOFF, 15 Park Row, Suite 201-2-3.

P. S. TREACY MORTGAGES 150 BROADWAY FIRST AND SECOND

REAL ESTATE AT AUCTION. REAL ESTATE AT AUCTION.

ARTHUR C. SHERIDAN REAL ESTATE AUCTIONEER Absolute Auction Sale TO THE HIGHEST BIDDER WITHOUT RESERVE by the order of CORNELIA OSGOOD TYLER, Owner SATURDAY, DEC. 2 At 3 P. M. on the premises. Magnificent Waterfront Estate OF THE LATE COL. AUGUSTUS CLEVELAND TYLER, ON PEQUOT AVENUE NEW LONDON, CONN. Large Residence with Beautifully Landscaped Grounds Having Extensive Frontage on the Water. For booklet of sale apply personally or through your own broker to Arthur C. Sheridan, Inc., 152 Broadway, New York City.

CITY REAL ESTATE. CITY REAL ESTATE.

MAXIMILIAN ZIPKES Tel. Vanbilt. 10029-9540 Real Estate Operator 25 West 43d St. NEW YORK, Nov. 26, 1922.

Dear Mr. Broker: If you are looking for quick results, submit your propositions to me and they will receive prompt and careful consideration.

Yours truly, Maximilian Zipkes.

Brooklyn—Sale or Lot. Brooklyn—Sale or Lot.

An Ideal Investment in Bay Ridge New Three-Family Tax-Exempt Houses 79th and 80th Streets, Bet. 5th and 6th Avenues A HOME—RENT FREE—and AN INCOME

Our Million Dollar operation enables you to save at least \$4,000 below the present cost of constructing these beautiful 17-room, 3 family houses.

SOLD ON EASY TERMS YEARLY CARRYING CHARGES. Interest on mortgage, \$1,000.00 each house... 3,800.00 Taxes about... 100.00 Insurance about... 25.00 Water about... 21.00 Coal about... 270.00

These houses are laid out as follows: 2-room Apartment on First Floor, 6-room Apartment on Second and Third Floors. Latest improvements, including steam heat, hot water, electric lights, parquet floors throughout; tiled walls in bathrooms and kitchens; patent floors in kitchens; garage driveway, etc.

KALT & HANOVER, Builders, 44 COURT ST. BROOKLYN. Phone: Main 9745; Shore Road 7076.

BAY RIDGE

SHORE ROAD—4 room all year bungalow, garage; 127-80th st.; new, tax exempt; near subway, schools; built to sell for \$12,500; will make big reduction to right party. 1st floor—Closed in porch, living room, dining room, kitchen, bathroom, bedroom, dressing room. 2nd floor—2 large bedrooms, 2 large closets, sewing room, bath. 10-day, 11 A. M. to 5 P. M. TORSEL LARSEN, 6823 5th av. Shore Road 1950.

TO RENT—DEPARTMENT STORE. OLD ESTABLISHED LOCATION. 3 floors and large apartment; steam heat, electric elevator, modern corner building; low rent to responsible tenant. JAMES P. KEIRNS CO., 1029 3d av. 5 offices. Shore Road Phone Shore 804-222. 7109 3d Av.

CITY REAL ESTATE. CROSS & BROWN COMPANY

Real Estate in all its branches. 15 EAST 41ST ST. ALL ITS BRANCHES. 115 FIFTH AV., W'way & 57 St. Flk Bldg.

ASHFORTH & CO. 801 FIFTH AV. 1852

J. ARTHUR FISCHER 600 6TH AV. NEAR 40TH ST. REAL ESTATE IN ALL ITS BRANCHES. LONGACRE 170-7-8.

F. & G. PFLOMM, REAL ESTATE, 1333 Broadway, at 35th St. Management of Business Properties a Specialty.

FRED FOX & CO. 127 MADISON AVE. 793 B'WAY

Business Properties HESS Country Properties INC. 140 BROADWAY

CHARLES BERLIN 3883 CH'WAY & 141 E. 17th St.

JOSEPH MILNER COMPANY. REAL ESTATE. 800 8th Av. Tel. Vanderbilt 3007.

George B. Corsa Real Estate, Sale or Lot, 10 East Forty-third Street, New York.

JACOB J. TABOFF. Careful, economical and efficient management of real estate, 670 8th av., between 42 and 43d sts.

57 5TH AVENUE Offices, suitable for Studios, Architects, Draftsmen, Showrooms or Salesrooms. Steam heat. Good light. Immediate possession. Apply R. NO MAC CO., on premises, or Mr. Mass, 115 University Place. Phone 5259 Broadway.

Found columns of THE NEW YORK HERALD offers a real possibility of recovering your lost property. Telephone advertisements to Wapth 10,000.

CITY REAL ESTATE. Opportunity For Sale or For Rent 435 Wooster St.

5000 sq. ft., 2nd and 3rd floors, two large elevators, heavy carrying capacity. Unusually well constructed building.

Possession Feb. 1, 1923. Price \$75,000. Will permit \$50,000 to remain on mortgage for 5 years at 5%.

Reproduction Value: Ground, 3,000 sq. ft. \$35,000. Building 400,000 cu. ft. @ 25c. 100,000.

Total reproduction value...\$135,000. Will rent for \$9,000, which is at rate of about 25c. per sq. ft. Low rental, but exceptional purchase opportunity.

Note: This six story building is offered at \$1,500 per running foot. Probably no other building can be had at as low a figure.

Location desirable as building is one block from L station and 2 blocks from subway station at Canal St. Also close to Valhalla Tunnel to New Jersey.

Full commission to brokers. Chas. F. Noyes Co. Sole Agents, 115 William St. Phone John 2000.

5 ALBANY STREET Opposite New National Burey Co. Bldg. Near New York Curb Market. For Rent or Will Sell.

LAWRENCE, BLAKE & JEWELL. 115 Broadway. Phone 4080 Rector.

SELL AT ASSESSED VALUE LEASE FOR LONG TERM. Near 8th av., between 34th and 35th st. 25,100; old building, suitable after. E. H. PECK, care S. OSGOOD PELL & CO., 11 WEST 44TH ST., NEW YORK.

RENTAL, \$3,732; PRICE, \$23,000. East Fifties—5 story double flat, with store; 5 year mortgage; bargain. John Peters, 210 East 14th St.

RENTAL, \$3,720; PRICE, \$25,000. East 14th St.—Bargain, six story tenement, 2 stories mortgage \$17,000; sacrifice. John Peters, 210 East 14th St.

DWELLINGS—TENEMENTS SEVERAL CHOICE HOUSES FOR SALE. LOUIS SCHRAG, 142 W. 23D ST. BUSINESS PROPERTY LOUIS SCHRAG, 142 W. 23D ST. Above 20th St.—5th Av. to East River. Fine Lex. Ave. Cr., near 86th. 4 stories; hot water; big future; \$25,000; \$10,000 cash. Act quick. Froman & Taubert 1230 Lex. Ave. Cor. 83d St. Big Double Flat Bargain Lower 80s, west of Lexington. All improvements; fine condition; rent \$1,000. Froman & Taubert 1230 Lex. Ave. Cor. 83d St.