

MORTGAGES ARE DISCUSSED FOR Y. M. C. A. CLASS

Edmund D. Rheem, Realtor, Explains Office Routine Besides Theory and Procedure.

"Real Estate Loans" was the subject of a lecture delivered before the real estate class at the Y. M. C. A. on Tuesday evening by Edmund D. Rheem.

Mr. Rheem outlined the procedure in handling a real estate loan both from the standpoint of the borrower and that of the lender. He explained the office routine involved as well as the theory of titles and appraisals. In speaking of the advantages of real estate mortgages as investments and particularly those features that constantly attract investors to this field, Mr. Rheem enumerated the following:

1. It is secured by property worth from 50 to 40 per cent more than the amount of money loaned;
2. The interest is fixed and paid at regular intervals, so that the income is not dependent on the varying conditions of the times;
3. The value of the principal is stable, and not subject to the fluctuations due to depressions of the money market;
4. It does not depend upon the responsibility of one man or one corporation, or on whether the man or corporation is doing a prosperous business;
5. It has a definite time to run, so that one can always arrange for reinvestment well in advance of maturity;
6. It is convenient and can be used as collateral.

In sketching the development of the mortgage investments it was pointed out that large mortgages were made available to a greater degree by dividing them into sums of small denominations. Mr. Rheem stated it was hardly possible to estimate the great influence which the development of this feature had in connection with the creation of new buildings, particularly of the larger type. This, in a large measure, has accounted for the rapid growth of our city and the country as a whole in recent years and at the same time has adequately taken care of the increased population which has gradually been attracted to the larger cities.

On the other hand, it was explained that this method of dividing mortgages into small denominations had made it possible for hundreds of thousands smaller investors to earn a high rate of interest on their savings with perfect safety and with practically no care or worry.

Next Tuesday evening Chas. P. Bennis assistant manager, Underwriters Association, District of Columbia will lecture to the class on the subject, "Fire Insurance."

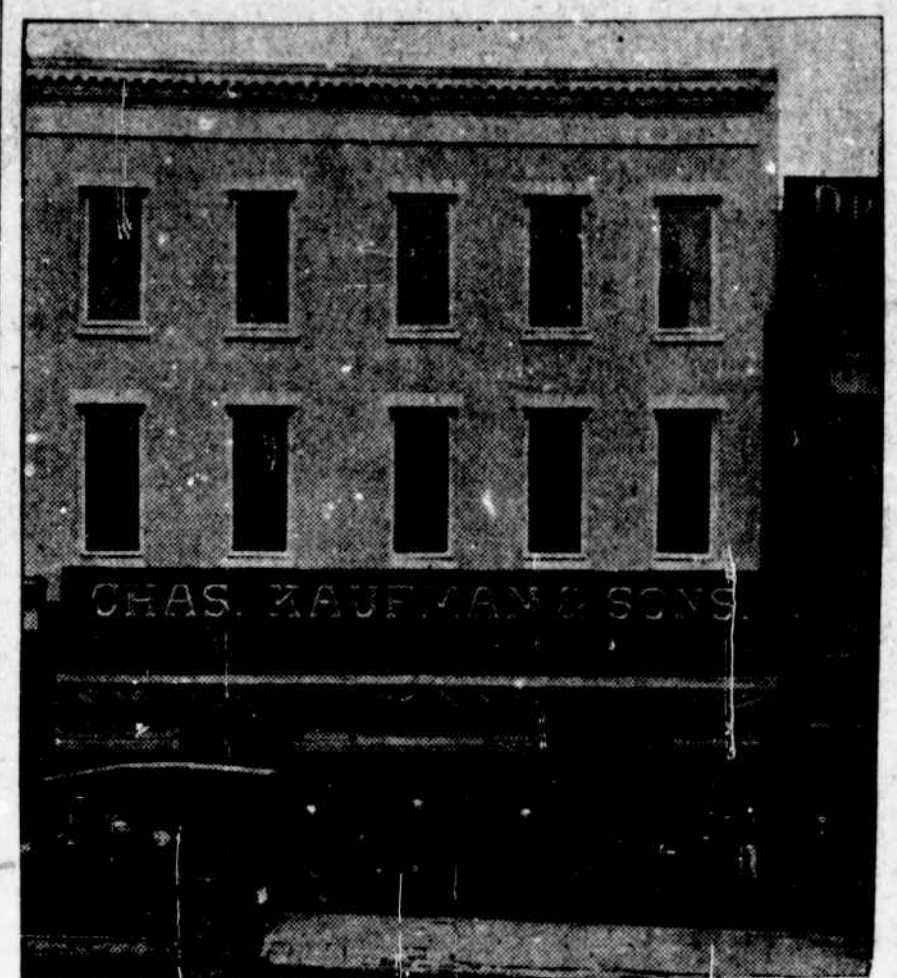
BULLOCH & COMPANY MOVE TO NEW BUILDING

Announcement was made during the week by Douglas E. Bulloch & Company that they have removed their office to the new building at 1115 Connecticut avenue northwest, just completed by the Allan E. Walker Investment Company.

Mr. Bulloch started in the real estate business with Allan E. Walker & Co., Inc., and was connected with the sales department of this company from 1911 to 1915, at which time he opened his own office at room 324 Southern Building. In September, 1917, Mr. Bulloch enlisted in the First Ordnance Field Depot attached to the Twenty-sixth division and saw service in France for sixteen months. He was commissioned a second lieutenant in the Chemical Warfare Service and was among those whose commissions were held up on the signing of the armistice. Upon receiving his discharge from the service in January, 1919, Mr. Bulloch again opened real estate office in the Southern Building.

Associated with Mr. Bulloch in his new offices are William G. Bulloch and Paul P. Cook.

CHAS. KAUFMAN & SONS REMODELED HOME



Home of Charles Kaufman & Sons, tailors and haberdashers, at 431-433 Seventh street northwest. The entire front of the building was recently remodeled, and new modern show windows put in which permit light and ventilation over the tops. This is one of the decided improvements being made in business property in this section. The plans were drawn by A. B. Mullett & Company, architects.

3 PER CENT CUT IN FOOD PRICES IN WASHINGTON

Federal Report Shows Maximum Decrease for D. C. During November.

By International News Service. A decrease in the cost of food was shown in six cities, and an increase in seven, for the month ending November 15, it was announced by the Department of Labor today in a report following a survey of the thirteen cities.

The maximum decrease was 3 per cent, shown in Washington, while the maximum increase was 1 one per cent, shown in Rochester, N. Y. Other cities showing a decrease were Atlanta, Peoria and Springfield, Ill., a decrease of 2 per cent; Little Rock, a decrease of 1 per cent; Manchester, decrease of one-tenth of 1 one per cent; Philadelphia, increase of three-tenths of one per cent; Baltimore, Louisville and New York, increase of two-tenths of one per cent; Denver and Norfolk, Va., no change.

All the cities showed decreases for the annual period ending November 15, as follows: Louisville, Norfolk, Peoria and Springfield, 24 per cent; Atlanta, Baltimore, Denver and Little Rock, 23 per cent; Manchester, Philadelphia, Rochester and Washington, 21 per cent; New York, 19 per cent.

However, retail prices show big increases over the "normal year" of 1913. The figures in such of the thirteen cities, where figures could be obtained for this period, were as follows: New York and Washington, 59 per cent; Manchester, 57 per cent; Baltimore, 54 per cent; Philadelphia, 53 per cent; Atlanta, 46 per cent; Little Rock, 42 per cent; Denver, 41 per cent; Louisville, 40 per cent.

Here We Present Some of the Very Best Houses Offered for Sale Today in the National Capital—New and Old—For Sale on Easy Terms, Featured by Reasonable Cash Payments

READ THIS SPECIAL LIST

Chevy Chase House—Now Only \$8,950
Here's the best buy offered in this famous and exclusive suburb. Seven-room and bath semi-bungalow, with sleeping porch, hot-water heat, electric light and other features, including hardwood floors.

New Chevy Chase House—\$12,500
This is a pretty residence of seven rooms and bath, with hot-water heat, electric light, glassed-in sleeping porch, enclosed breakfast porch and other features marking the complete and comfortable modern home.

New Chevy Chase House—\$15,000
We are anxious to show you this lovely eight-room and two bath residence. It has enclosed sleeping porch, hardwood floors, electric light, hot-water heat, splendidly built and complete as to every appointment. On lot 60 feet wide in best section.

Quincy, Near 14th—\$12,500
A very nice eight-room and bath dwelling, with two large built-in porches, hardwood floors and trim, hot-water heat, electric light, newly painted and papered throughout. Two-car garage, alley side and rear. We advise immediate inspection.

ALLAN E. WALKER & CO., Inc.,
Members Washington Real Estate Board
813 15th Street N. W. Main 2430

POPULATION OF MIAMI LEAPS 440 PER CENT

People Who Visit Popular Winter Resort Get the "Habit," Say Realty Men.

Miami, Fla., variously known as the "Magic City" and the "City of Concrete," has been the scene of remarkable real estate activity during the last few months. The direct reason for this buying and building movement is because, after the majority of people have once visited this city, they get the "Miami habit" and decide to provide themselves with a place where they can spend at least a portion of each year.

An idea of the increase in population can be obtained from the official census figures. In 1910 Miami had a population of 5,471, and in 1920 29,549, an increase of about 440 per cent. Estimates indicate that by 1925 the population will reach 100,000.

While Miami has many features to appeal to the homeseeker, not the least of these is the beauty of the city itself.

There is an undeniable charm in the type of tropic architecture; the small, inexpensive bungalow becomes a fairly palace; the palace of marble loses its too great dignity when set in a bower of plants and flowers.

Miami's waterways—and there are four of them, the ocean, bay, river and canal—do much to add the growth and development of this charming community.

The finest of fishing is obtained here; also motor boating, sailing, bathing; in fact, every beach sport. Aviation is also a popular sport at Miami. The harbor development at Miami has progressed at a wonderful rate, and as a result it boasts that commercial boats from all of the seven seas touch at this port.

The "Government Cut," which extends 37-10 miles from the ocean and jetties to the municipal docks, is a straightaway course 15.5 feet in depth at mean low tide, which accommodates large boats. The importance of these harbor improvements cannot be overestimated, for they are a forerunner of a "greater Miami." More than three million dollars has been spent on the improvement, both city and Government sharing the expense.

One of the striking improvements at Miami, which shows its progressive nature is the new \$1,000,000 causeway, which links the city with the beach. For several years there was an old wooden bridge over this span of water, but now this unsightly structure has been replaced with this new concrete structure, which is flanked by palms and flowers, a two-way automobile concourse, pedestrian walks, and a trolley line. The causeway is 3 1/2 miles long and stands as a monument to the enterprise of the city.

The increase in the number of buildings erected each year at Miami is as amazing as the new causeway. The houses are mainly built of concrete—hence the name of "City of Concrete"—though in several sections of the city more modest, though attractive, bungalows of wood and stucco are being erected by the thousands.

This building movement is enhancing real estate values, though experts in Miami realty state that the real movement has not started and that the next twelve months should see a material increase.

REAL ESTATE BOARD WILL HEAR REV. J. E. FREEMAN
Edmund D. Rheem, chairman of the luncheon committee of the Washington Real Estate Board, announces that arrangements are completed for a luncheon Thursday, December 8, at the Lafayette Hotel. As speaker for this occasion, the committee has secured the Rev. James E. Freeman, rector of the Church of the Epiphany. A special feature will be introduced at this luncheon in line with the committee's desire to maintain the interest of the increasing number of members who make it a point to regularly attend these luncheon meetings.

BUYERS' STRIKE PLUNGES JAPAN INTO STAGNATION

Buyers' strikes have plunged Japan into business stagnation that daily is becoming more serious. This was stated today in a report to the Commerce Department from Special Agent Eldridge at Tokyo. Dealers still are exacting high prices, and the people refuse to buy except on a hand-to-mouth basis.

"The chronic buyers' strike has permeated all stages of merchandising from importer and manufacturer to retailer. Constant menace of falling prices keeps stocks on shelves low."

Police Here Trying To Intercept This Man



GEORGE VASHEGHY.
An employee of a Detroit department store, who disappeared during the past week with \$25,000 of the store's money. Information obtained by Detroit police reported Vasheghy, accompanied by a woman, was thought to be heading for Washington.

DISTRICT POLICE ON LOOKOUT FOR MICH. FUGITIVE

George Vasheghy, Believed Embezzler of \$25,000 of Detroit Firm, Flees With Woman.

Information which indicated that George Vasheghy, trusted employee of a Detroit department store, who disappeared with \$25,000 of the company's money three days ago, was heading for this city, caused Washington police to institute a search for Vasheghy here today.

Vasheghy will never be taken alive, Mrs. Rose Vasheghy, wife of the missing man, warned Detroit police following her husband's disappearance.

He will shoot if cornered, she declares, and if odds against him are overwhelming, he will kill himself.

Her warning was sounded as police began a nation-wide hunt for her husband and a woman whom she named and thought to have left town with him, perhaps for his native Hungary.

The woman's home is in Three Rivers, Mich., but she has not been there the last two months.

Mrs. Vasheghy told police that the woman named in the one who broke up her home and with whom her husband lived in a Cass avenue apartment in September.

Separated From Wife.

Mrs. Vasheghy separated from her husband five months, received a telephone call from him about 11:10 o'clock the day of the robbery, about ten minutes after he disappeared with the money from the Kern store.

"Good-bye, Rose," he said. "I am leaving the city. You will never see me again."

Before she could question him he had gone from the telephone.

MEN OF FINANCE ARE OPTIMISTIC. ASSERTS HARRIS

London Daily News Correspondent Tells of Interview With American Banker.

By H. WILSON HARRIS, Diplomatic Correspondent of the London Daily News.

Economic questions are, as I have said, not to be discussed at this conference, but talk of a special conference on that subject in the not distant future already is becoming specific, and certain financial experts who had booked passages for ten days hence expect to have to remain to discuss definite plans for another meeting.

The world financial situation is the subject of public speeches everywhere. There is no doubt that America is ready to go into the whole problem in earnest as soon as this conference is well through.

At the same time Europe will gain nothing by steadily improving its appalling situation. The most hopeful feature of the outlook is the conviction of some of the most influential men in Government circles here that Europe is a going concern, quite worth helping as a business proposition.

As proof of that, I may quote a conversation I have lately had with perhaps the highest authority in America on this particular subject, whose name I most unfortunately cannot give. I found him unexpectedly optimistic.

"In the last three years," he said, "things have steadily improved, in spite of the temporary trade depression. It is even truer of Europe. Think back three years. Then there was hardly a country in Europe that was not in danger of starvation but for the United States. They needed food, they needed credit, they needed shipping. Now, except for a few black spots, the food problem is solved. Production has been restarted. Exportation is being resumed. Purchasing power, which will right itself gradually, trade is being opened up on old lines."

"In this country fiscal finance—public finance. Nations are not balancing their budgets, and their currency consequently goes to pieces. In some cases that kind outside help may be needed to put them on their feet."

"But not only have you got free from the danger of famine, but you have got a general increase in industrial, political, and social stability. Nations are producing, communications are being restored to efficiency, rifts are being closed up."

In interpolated remark on Russia, "Well," came the reply, "compare Russia with what she was a year ago. Russia has ceased absolutely to be a military or moral danger to the world. Russia is moribund. Russia is a cesspool, if you like. But Russia is incapable of military or moral offense. She is the prize exhibit of the failure of a system."

I cite this as a point of view worth taking into account on the other side. Infinite charm has been done here by speeches—Brands', for example—which confirm the impression here that Europe is sunk into political instability.

It is time to realize that appeals ad misericordiam will cut no ice here. Can Require Vaccination.

JEFFERSON CITY, Mo., Dec. 3.—The attorney general's office yesterday handed down an opinion that the State board of health has the authority to require vaccination in communities where an emergency exists by reason of contagious disease.

John F. Donohoe & Sons, Inc.

Real Estate and Insurance Lincoln 84

314 Pennsylvania Ave. S.E.

Saks Fur Company Purchase Building For \$90,000



Property at 610 Twelfth street northwest, purchased by the Saks Fur Company, who will occupy the building immediately. The consideration is understood to have been \$90,000. The transaction was negotiated by the office of Shannon & Luchs.

CHARLES JACOBSEN BUYS ANHEUSER BUSCH PROPERTY

A deed just recorded shows the transfer of the holdings of Anheuser Busch, Inc., at the corner of North Capitol and F streets, opposite the Postoffice building, to Charles Jacobsen. The Capitol Park Hotel Company acquired part of the property, with 150 feet frontage on North Capitol street, by 110 feet deep, adjoining its present hotel site, upon which it will erect a handsome, modern addition to its present hotel building.

Joseph I. Weller represented the seller in this transaction and R. T. Warwick the buyer.

The stamps indicate a consideration of \$140,000. Mr. Jacobsen will retain the corner of North Capitol and F street for his own use.

WOULD REMEDY INACCURACY OF SPEEDOMETERS

City of Los Angeles May Make Auto Manufacturers Responsible for Device.

It has been proposed that the city of Los Angeles enact an ordinance requiring that all pneumatic tired motor vehicles be equipped with a speedometer and solid tired vehicles be equipped with a governor regulating the maximum speed. It is to be specified that the speedometer is accurate.

It is asserted by a representative of the Mack-International Motor Truck Corporation that such an ordinance would be excellent sales promotion for speedometer makers and dealers. In view of this fact it is claimed that the speedometer service stations should be required by the ordinance to assume responsibility for keeping the speedometers accurate without charge to the owners. When arrest is made of an operator of a speedometer equipped vehicle and the officer declares the speed law has been violated the motorist frequently says "not according to my speedometer." The officer replies that the speedometer is "wrong" and in court the officer's word always is accepted. The burden of proof rests with the motorist and a faulty instrument helps to convict him.

When the size of the tires on the car differs from the size of the tires that were on when the speedometer was set the instrument is rendered incorrect. The same holds good when so-called over-sized tires are used unless the speedometer has been readjusted and this is seldom done. It is doubtful if a speedometer ever is tested when a new car is delivered to the purchaser. The accuracy of the instrument is unknown to both the seller and buyer.

On the assumption that the proposed ordinance would be ineffective and every motorist would be put in jeopardy unless he could prove the accuracy of his speedometer it is suggested that it would be advisable to require speedometer dealers to make monthly tests of the instruments free of charge and that similar tests be made when tires or wheels are changed, as only in this way could motorists feel reasonably certain that they were not unintentionally violating the ordinance. As to the provision requiring governors on solid tired vehicles, several makes of trucks are equipped with these instruments by their manufacturers.

The beauties and wonders of the Pan-American building, where the party is being held, are described by Victor Flambeau in The Washington Times tomorrow.

If You Are Looking for A NEW HOME INSPECT

1215 to 1223 KENYON ST.

COLUMBIA HEIGHTS N. W.

Open and Lighted Until 9 o'clock

Large Lots, 20 by 150, to 15-Foot Alley

8 ROOMS—ATTIC

Take 14th Street Car to Kenyon Street

and Walk East 1 1/2 Squares

Plenty Room for Garages, Gardens and Flowers

H. R. HOWENSTEIN CO.

1314 F STREET NORTHWEST

A NEW TRACT AT LYON PARK

Lyon & Fitch, owners and developers of LYON PARK, are placing on the market an absolutely new tract of 66 home sites adjoining Section IV. This is admirably situated 260 feet above Pennsylvania avenue and sells at only 15 cents a square foot.

\$20,000 Worth Sold in Two Weeks

Come Out Sunday and See Lyon Park. Pick Out Your Lot Now.

HOW TO REACH LYON PARK

1. Take Falls Church line trolley at Mt. Vernon Railway Station, 12th street and Pennsylvania avenue. Get off at Lyon Park Station. Commutation fare, 10 1/2 cents.
2. Drive over Highway Bridge and Military Road through Arlington Cemetery and Fort Myer. Take Fort Avenue to Lyon Park.
3. Phone Main 1145 for salesman to drive you to property.

Don't Hibernates

If anyone has an idea that people do not go out and buy lots after the weather gets a bit nippy, he would get the surprise of his life these fine days at LYON PARK.

In the last two weeks my office has sold more than \$20,000 worth of land in LYON PARK. That doesn't look as if the first breath of winter had sent people huddling about the radiators (hot or cold as the case may be) in their apartments.

Quite the reverse. It sent them out hunting a location for the home they will be living in long before another winter rolls around.

It doesn't pay to hibernate. That goes for buyer and seller both.

If you hibernate you will never get that home. If we hibernate we never will sell you or anybody else.

Rain, sunshine or blizzard, we're out there selling.

Come out tomorrow without fail.

Ruby Lee Minar

TERMS

\$20 reserves a lot \$20 a month pays for it NO INTEREST

Ruby Lee Minar

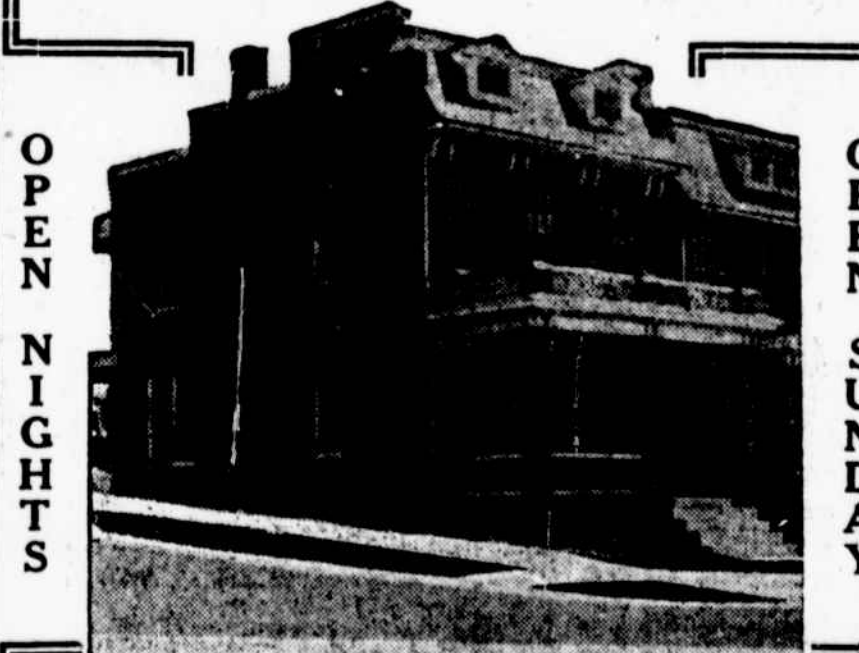
Sales Manager

412 Evans Building

Phone Main 1145

Handsome Petworth Home

S. E. Corner 4th and Upshur Sts.



6 Rooms and Bath—just completed by C. H. Small. Breakfast Porch, Sleeping Porch, Cement Front Porch. Modern in every respect.

\$9,750

Located in Real's Addition, convenient to 14th at car line; eight-room and two-bath home in perfect condition; all modern improvements, electric light, hot-water heat, hardwood floors and trim, sleeping porch; house is nicely decorated; screened throughout; double garage on rear of large lot. We recommend this as one of the best buys in the city today. S-E.

PRICE, \$12,750

Convenient terms.

On beautiful 18th Street, one of the most charming homes on this street, large lot, two-bath, this home contains every improvement and attraction; many distinctive features that must be seen to be appreciated. S-E.

PRICE, \$35,000

A good buy in Northeast Section: semi-detached home with all modern conveniences; six rooms and bath on two floors; hot-water heat, electric lights, hardwood floors and trim; sleeping porch; front and rear porches; garage space, T-S.

PRICE ONLY \$8,000

McKEEVER and GOSS Service

1405 Eye St. Main 4752