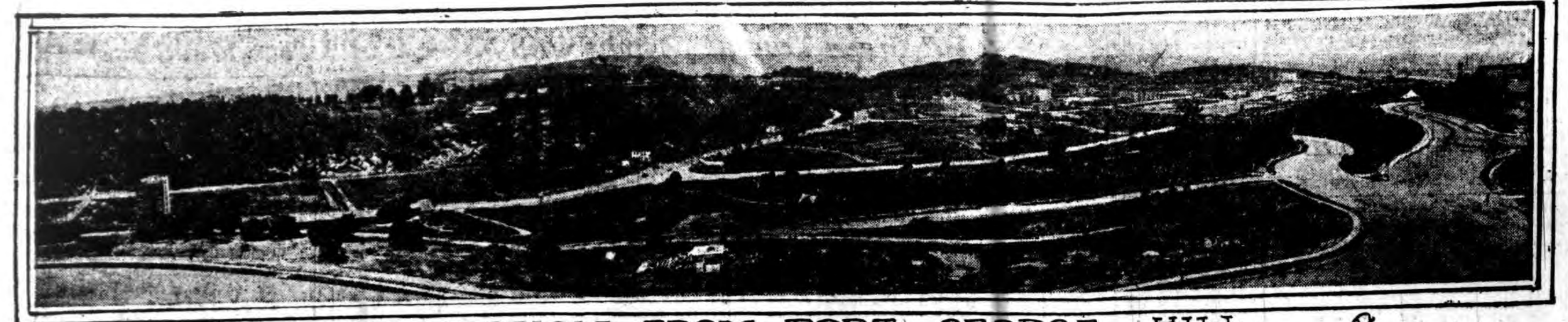


POSSIBILITIES OF THE DYCKMAN SECTION OF MANHATTAN ISLAND



THE DYCKMAN SECTION FROM FORT GEORGE HILL

By CHARLES GRIFFITH MOSES.
It may seem strange, but it is none the less true, that sometimes conditions and delays in the development of a part of the city of New York that seem unfortunate or even disastrous to the owners of land so situated may be blessings in disguise, and the very situation that is viewed with alarm proves to be a great benefit in the final analysis.
This state of affairs is particularly true of the Dyckman section.

If the upper end of Manhattan had started to build up a few years ago, as was expected on the completion of the subway, there is little doubt that the prevailing type of structural improvement would have been four or, at best, five story flats, which would have meant an stoppage of values, so far as the side streets and minor avenues are concerned, at from \$5,000 to \$10,000 a lot.

This must have occurred had the builder commenced his operations in the Dyckman tract before the land further south on Washington Heights had been improved; but, inasmuch as the latter territory is

now quite thickly built up with houses of a more pretentious character than was to have been expected, it follows that the Dyckman development should progress along similar lines.

Now that the builders have actually gotten under way, the prevailing type of house under construction and in contemplation is the moderate priced, six story elevator apartment house.

This means that lot values, instead of gradually rising to \$10,000, or possibly \$25,000 each, in the course of the next few years.

But the most important feature of the Dyckman section is not its improvement for residential purposes, but its development as a commercial center—this on account of its water front, which is absolutely the last stretch of any considerable extent now remaining unimproved on the island of Manhattan.

That high class factories, storage and warehouses are not confined to the central and more thickly built up parts of the city has been shown by the wonderful development in South Brooklyn of the Bush terminal, which is a considerable distance away from the commercial center of New York. It seems only natural, therefore, that the Dyckman water front, with its

convenience of access both from Manhattan and the Bronx and its frontage on the important connecting waterway between the Hudson and East rivers, is destined to be of vast importance in helping to solve the present serious problems in the economic handling of our ever increasing commerce and manufactures.

The completion of the thousand ton barge canal is bound to increase the commerce of New York city to an extent which probably is not realized by many who should be alive to the prospective possibilities of the development of water front properties in New York.

The upper end of Manhattan presents itself as the most logical locality where terminal facilities for canal traffic can be provided and, inasmuch as there is no water front available on the Hudson River, the Harlem River front in the Dyckman section, with its connection with the Hudson by the ship canal, is most available.

The development of the water front of the Harlem River from 301st street north with terminal and manufacturing enterprises will have a far reaching effect upon the upbuilding of the adjacent lands to and west of Broadway.

Nowhere in Greater New York is there a more promising field for commercial expansion than in this section, with its nat-

ural advantages of ease of construction, its accessibility, due to transit facilities supplied by the subway running through its center and the 20th street bridge, over which a franchise has just been granted to the Union Railway Company for the construction of a trolley line, making a direct connection with the entire Bronx trolley system, and last, and most important, its miles or so of water front.

The Dyckman has been the scene of many periods of more or less spasmodic activity, but that which took place for a brief period last spring was the most satisfactory the section has experienced, principally because of the fact that many of the buyers of the most desirable plots were the result consumers, so to speak—the builders.

As a result six building operations are at present well under way. The only other Dyckman building operations during the last several years were the one at 212th street and Tenth avenue and one in 205th street, between Ninth and Tenth avenues. Both of these, though completed last winter, were immediately rented, in fact, in one house for some months past there has been a waiting list.

Were it not for the fact that the large loaning institutions had practically shut down on building loans there would be at the present time several large apartments

of a most substantial character in course of construction.

One of the most prominent builders in New York was so impressed with the desirability of the Dyckman for elevator apartments to rent at moderate figures that last spring he bought three very large plots on prominent streets with the intention of starting work immediately on a large scale. He had gone so far as to have his architect make preliminary sketches when he was forced to abandon his plans temporarily until the loaning institutions decide to so loan their funds again.

The large lenders on building loans seem to feel that there is at least a sufficient supply of housing accommodation at present and that it is wise to curtail the output—temporarily at least.

This may be the fact so far as certain classes of apartments are concerned, but I am firmly convinced both from experience and observation, and that of many others who are well informed, that there is to-day a good demand for apartments on Manhattan Island to rent at slightly lower figures than prevail in the Washington Heights and lower sections of the city, and if the funds for their construction could be provided in the Dyckman tract immediate success would be assured.

Projected Fourth Avenue Building Leased Before Its Commencement

Structure to Occupy De Forest Estate Plot at Corner of Thirty-First Street—Improvement of Block Facing Manhattan Square.

Plans were filed yesterday for a twelve story commercial building to be built at the southwest corner of Fourth Avenue and Thirty-first street for the De Forest Estate Corporation, owners, who have leased the building to the Quondam Land Holding Company, Louis Stekler president. The building will have a frontage of 123 feet in the avenue and 115 feet in the street. The building will be known as the Quondam Building and will be in the Gothic style of architecture, and is estimated by the architects, Horis & Tallant, to cost \$250,000.

Manhattan Square Improvement.

Joseph Hirschfeld sold for the Surety Land Company, L. Werner president, Nos. 37 and 39 West Eighty-first street, a dwelling and a vacant lot, making a plot 52x104, opposite the Museum of Natural History, to the Legal Realty and Mortgage Company, William C. Osborn, the former owner of No. 37, bought from Daniel A. Loring No. 39, and disposed of the combined plot to the sellers in the present deal. A twelve story apartment house will be erected on the site.

Adds to Corner Site.

Joseph T. Mulligan sold for Ellenore Bunne No. 343 West Twenty-sixth street, a four story dwelling on a lot having a frontage of 18 feet, to Edward J. O'Shaughnessy, who is the owner of the plot at the northeast corner of Ninth Avenue and Twenty-sixth street.

J. G. McCrory & Sons the Lessees.

J. G. McCrory & Sons, who operate a chain of five and ten cent stores in Western cities, are the lessees of the plot in the south side of Eighteenth street, just east of Sixth Avenue, together with a connecting store on Sixth Avenue.

McCrory & Sons recently leased a large store at Third Avenue and 150th street, in the Bronx, through J. Clarence Davies, who also procured them the new location in Sixth Avenue, as reported last week in the Herald.

Kohut School Leases at Riverdale.

McVickar, Gaillard Realty Company has leased for a term of years the Samuel D. Babcock estate property at Riverdale on the Hudson, consisting of a large mansion and ten acres fronting on the Hudson River. It will be occupied by the Kohut Boarding and Day School for Jewish Boys. The tenants contemplate making extensive alterations, including the erection of a large gymnasium.

Other East Side Sales.

Pease & Elliman, in conjunction with Folson Brothers, sold for Mrs. Nellie Harless Gardner No. 114 East Eighty-fifth street, a five story American basement dwelling, on a lot 50x100.5, to Miss J. K. Frazer, the present tenant.

Steingut & Co. sold for S. Katz to Mrs. M. Grasses No. 310 East Eighty-eighth street, a five story tenement house on a lot 25x100.

Nathan H. Weil sold for Joseph Wansh to a client of John Luckner No.

By Bryan L. Kennedy.

West 153d st. 464, 52x99.11, 3 story dwelling; voluntary sale.

East 125th st. 228, 52x100.11, vacant; voluntary sale.

5th st. w. s. 125 ft. s. of Charlotte av. North Woodside, L. I. 50x100, vacant; voluntary sale.

By Joseph P. Day.

West 8th st. No. 23x38.11, vacant; E. Mortimer (ref).

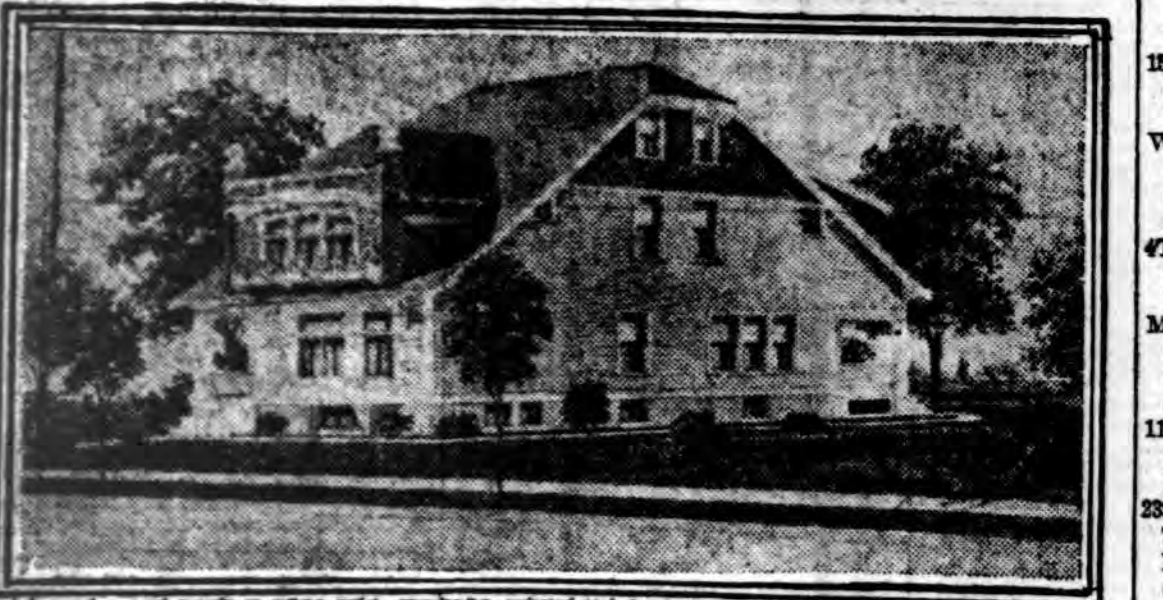
1st av. 352, 23x38.5, 3 story tenement & store; Robert A. Maddock, ref.

By Daniel Greenwald.

8th av. 730, a cor 46th st. 25x100.

8th av. 732, s. s. 25.5 ft. n. of 46th st. 25x100.

Builders Buy 140 Lots at Ampere



TYPE OF NEW HOMES BEING BUILT AT AMPERE, EAST CORONA

The recent growth of the Ampere section of East Orange, N. J., which is owned and being developed by the East Orange and Ampere Land Company, has attracted the attention of many builders. During the last week the company sold 140 lots to the Birmingham & Long Construction Company, which will erect forty houses. The Birmingham & Long

Construction Company have for several seasons been successful builders of "homes that take" in the Flatbush section of Brooklyn, but the possibilities of a suburban home section so accessible to New York via the Lackawanna Railroad and McAdoo tubes, with a new station at the property and a local trolley line by which the heart of Newark can be reached in twelve minutes, makes this opportunity difficult to duplicate.

West 46th st. 247, 25x100.5, 6 story brick office, lot and store building; Sheriff's sale; John S. Shea, Sheriff.

East 101st st. 225, 25x100.11, 4 story brick tenement; Robert S. Conklin, ref.

Wednesday.

By Joseph P. Day.

Marvin place, e. s. 100 ft. n. of Raymond av. 44, 25x100.27, 2x73.4, Westchester; Samuel S. Isaac, ref.

By Samuel Marx.

East 70th st. 512, 75x100.5, 6 story brick tenement; Lewis A. Abrams, ref.

Thursday.

By Samuel Marx.

East 123d st. 332, 341, 103x100.11, two 3 story dwellings; Frederick R. Rich, ref.

East 123d st. 332, 341, 103x100.11, three 6 story tenements; Clarence S. McMillan, ref.

By Joseph P. Day.

East 90th st. 25, on map 25 to 27, 62x32.5; 9 story tenement; Myron Sulzberger, ref.

Barnes av. e. s. 24 ft. s. of 215th st. 31.1x, 105.1x20.11.2.5, Wakefield; William B. Brinck, ref.

Reads st. 176 to 178, runs n. w. to Duane st. x s. 270.3 to Washington st. x 70.5x w. 263.8 to beginning; ten 4 story storage buildings & stores & 3 story storage building; James Foley, ref.

East 14th st. 31, 18x100.11, 3 story dwelling; Leopold W. Harburger, ref.

Cedar & Westwood avs. Long Branch, N. J.; two plots of cottage; executor's sale.

Friday.

By Joseph P. Day.

East 150th st. 409 & 411, 75x100.11, Courtlandt av. 75x100.5; Leopold W. Harburger, ref.

Madison av. 747, 16.5x20; 4 story dwelling; William A. McQuaid, ref.; 1st av. 352, 23x38.5, 3 story tenement & stores; Robert A. Maddock, ref.

By Daniel Greenwald.

Brook av. 300 & 302, 52x99.62x137.5; 6 story tenement; Sheriff's sale; John S. Shea, Sheriff.

By Samuel Marx.

Valentine av. e. s. 610.5 ft. s. of Fordham Hightway road, runs s. 100x s. 125x n. 100x s. 125 to Tibout av. x n. 70.5x w. 250 to beginning; vacant; Henry J. Goldsmith, ref.

RECORDED TRANSFERS.

60TH ST. 250 W. s. s. 25x100.11, 4 story four double apartment on a lot 52x112, to Henry Boschen.

Real Estate Notes.

M. Morgenstau, Jr., president of the M. Morgenstau, Jr. Company, has left with Mrs. Morgenstau for Europe and expects to return the latter part of August.

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RECORDED MORTGAGES.

WORMS, Henry, to Dollar Savings Bank of the City of New York, 10th st. n. s. 100, map Unionport, 100x 108; due June 1, 1912, 5% p. o.

HUBSON, Matthew A., to Edward Seinfeld, lots 70, 71 & 72, map made by E. H. Holden; filed July 27, 1908, Bronx; 1 y. 5 p. c.

HALE, John, to John A. Adams, 100x 108, map Unionport, 100x 108, amended map Bronxwood Realty Co. lot 115, amended map Bronxwood Realty Co. 2 y. 5 p. c.

DOUGHERTY, Frank B., to William G. Sullivan, 100x 108, map Unionport, 100x 108, amended map Bronxwood Realty Co. 2 y. 5 p. c.

RENNARD, Mary T., to the Park City Co., 100x 108, map Unionport, 100x 108, amended map Bronxwood Realty Co. 2 y. 5 p. c.

GRAB, Benjamin, to Concourse, 25x127.4, 2 y. 5 p. c.

GUARANTEE, George, to Title Guaranty & Trust Co., 4th st. 243 & 245, 25x100.11, 2 y. 5 p. c.

SIXTH AV. and Fourth St. Realty Co. to Savoy Trust Co., 4th st. w. cor 6th av. 8.2x irreg. to Cornelia st. 100x 108, 2 y. 5 p. c.

CALM, Adolphe, to Concourse, 25x127.4, 2 y. 5 p. c.

RANDALL, John, to Johanna M. Moller, Pearl av. w. s. 251.8 s. of 187th st. 25x100.11x25.103.10; due, as per bond, 100x108, 2 y. 5 p. c.

ROBERTS, Irving, to Emma C. Wallace, 168th st. s. s. 70.3 ft. s. of Kelly st. 125x irreg. (order mgs. \$5,000); due Jan. 22, 1911, 6 p. c.

RANDALL, John, to Mathilda Protzman, Park av. w. s. 215.8 s. of 187th st. 25x100.11x25.103.10; 5 y. 5 p. c.

McAFFEE Construction Co. to Harlem Savings Bank, 144th st. n. s. 150 ft. s. of Brook av. 2 lots, 37x100.11 & 37x100.11, 2 y. 5 p. c.

ROSE, William G., to Adele Kneeland (exrx), 60th st. s. s. 200 ft. s. of West End av. 25x100.11, 1 y. 5 p. c.

DISTRICT HYMNAL, to Concourse, 25x127.4, 2 y. 5 p. c.

S. Bernheimer (exrx), Chrystie st. 211, w. s. 25x irreg. prior mgs. \$15,000; due May 15, 1912; 6 p. c.

West 17th St. Co. to West 17th St. Co. 100x 108, 2 y. 5 p. c.

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BEDFORD Boulevard Construction Co. to Theo. Wanta, Briggs av. n. e. cor 18th st. 100x108, 2 y. 5 p. c.

OLSON, Alfred B., to Prospect Investing Co., Hoe av. e. s. 75 ft. n. of 172d st. 80x100x47.10; 1 y. 5 p. c.

HERNIMAN, Katie, wife of Christian, to Bro. Lawrence, Co. 220th st. n. s. 208.1 ft. w. of Virlo av. 75x 100x 5 y. 5 p. c.

LAWLER, Hugh J., to Christopher Lawler, to Bro. Lawrence, Co. 220th st. n. s. 208.1 ft. w. of Virlo av. 75x 100x 5 y. 5 p. c.

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Rockaway Coast Sales Successful

Offerings at Auction of Plots and Cottages at Arverne and Cor-nada Beach.

Two more successful sales of properties on the Rockaway coast were conducted yesterday by Joseph P. Day, as auctioneer.

The properties sold consisted of an unimproved plot at Arverne and nine cottages, together with three plots at Cor-nada Beach.

Buying Acreage on Long Island

Market Featured by Widespread Purchases for Subdivision or Estate Development.

A feature of the present land movement on Long Island is the large volume of acreage that is being purchased in all parts, either for subdivision or as sites for country estates. Within the last month large tracts have been bought at Oyster Bay, Glen Cove, Northport, Babylon, Bayshore and numerous other places on the north and south shores.

New York architects and some even in Boston and Philadelphia are planning fine country houses for clients.

In the central section of Long Island real estate activity is not so pronounced as in other parts. Nor is there any very notable demand for acreage in the hill section of the central part.

"The market feature of the real estate situation on Long Island," said Martin Joseph, vice president of the Windsor Land and Improvement Company, "is the settlement of the south shore almost entirely by persons who hold all the year homes and the development of the north shore almost entirely along estate lines."

"Certain parts of the central section of Long Island, such as the points close to the city line, are being developed into all year home colonies." It would not be surprising, now that the main line of the railroad is operated by electricity, if the growth there is extraordinary during the next five years. This part of the central section is level, like the south shore, and easily accessible. Values have increased rapidly in the suburban zone of Long Island that country seats there are being surrendered to land developers, even as they have been in recent years in lower Westchester county and in the Throgs Neck section of the Bronx.

WOMAN INVESTOR BUYS LONG BEACH VILLA

Estates of Long Beach (William H. Reynolds, president) sold to Mrs. L. M. Decker, of Newburg, N. Y., a house in Beach street, near Riverside boulevard, having a frontage in Olive street. The structure, which was held at \$30,000, is copied after a Spanish villa on the outskirts of Madrid. The new owner takes possession immediately.

SALE AT ORANGE, N. J.

Herman Wronkow sold the property known as Castellow, at Llewellyn Park, Orange, N. J., near Thomas A. Edison's place. The property consists of a fine mansion, garage, conservatory and other buildings on a tract of five and a half acres. Mr. Wronkow has been holding it at \$45,000. The new owner is reported to be a prominent publisher, who will occupy the residence.

LEASE AT WOODMERE.

H. Goldschmidt, of McTigue's agency, rented for Frederick Hartwell his cottage in Burton Avenue, Woodmere, to Harry A. Harris.

ACTIVITY ALONG THE PALISADES

Recent Improvements in Local Trolley Service and Hudson Bridge Work Aid Trading.

Last week was one of considerable activity in real estate dealings on the Palisades throughout the Grantwood, Morsemere and Hudson Heights sections, especially among speculators. While building continues to be brisk, it is to be

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Betterments Planned for New Residential Sections of Jamaica, L. I.

New Station To Be Built at Foot of Broad Thoroughfare To Be Opened.

FOR some time past it has been rumored that the local station at Hillside, Jamaica, was to be improved. This has been the first step east of the main station at Jamaica on the local electric trains running from Flatbush Avenue, and up to a year ago was of comparatively slight importance. The rapid growth of the easterly end of Jamaica, together with the improvements made at Jamaica Estates, directly north of Hillside, with the building activity lately exhibited in the latter development, have drawn the Long Island Railroad Company's attention to that section of the railroad. The company has made plans to forestall the certain demands of the future and to immediately proceed toward the improvement of both the station facilities and train service at and to Hillside. Toward this end Ralph Peters, president of the Long Island Railroad, and Timothy L. Woodruff, the president of Jamaica Estates, have been conferring and as a result Mr. Peters authorizes the statement that all details between the railroad

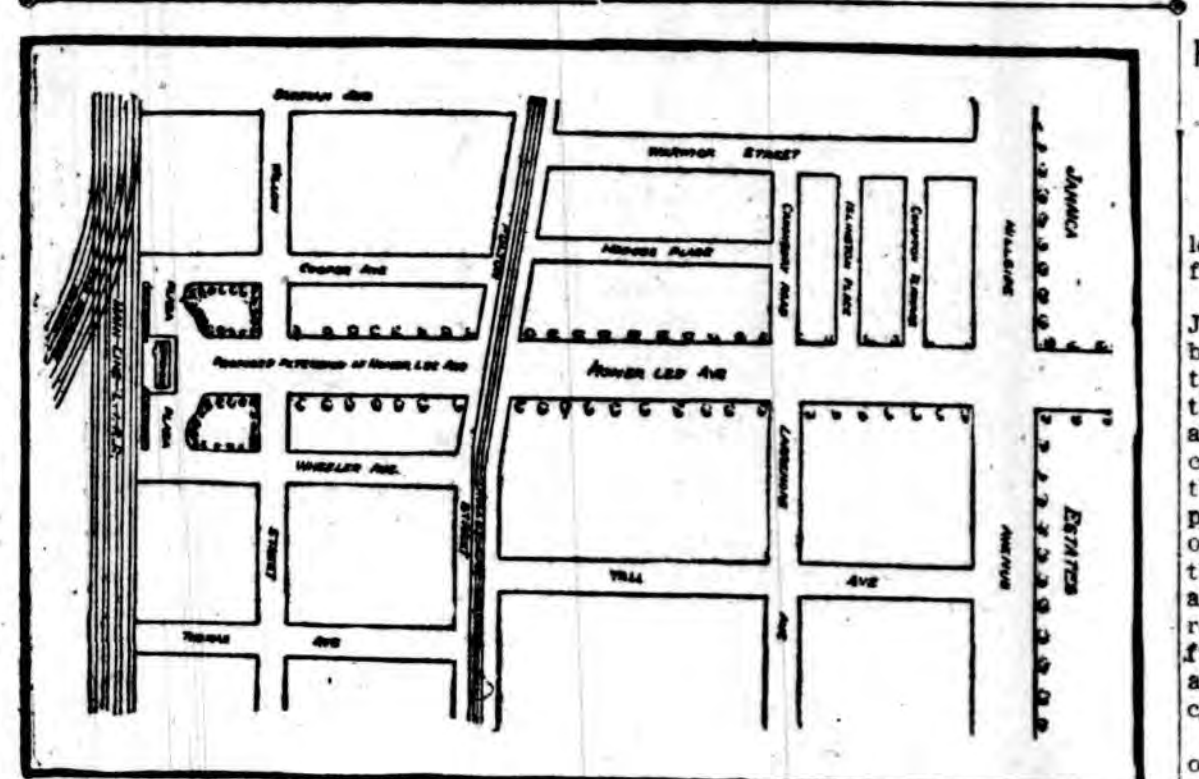


DIAGRAM SHOWING PROPOSED IMPROVEMENTS

company and Jamaica Estates have been arranged, and that at the earliest possible moment, probably within thirty days, the work of improvement will be begun.

The plans provide a quaint, attractive station building of fireproof terra cotta brick with limestone trimmings, containing a spacious waiting room and all conveniences. The roof, extending east and west, forms a porte-cochere at either end, a broad, concrete platform, 200 feet in

APARTMENT SEEKING TRIALS OBTAINED

Women long since invaded the domain of real estate. The invasion continues unabated. Latest of the fields of seeking is the business of saving the tollsomen search after "just what they want" those who seek apartments.

The new aspirant for fame as a searcher for ideal dwellings is Mrs. V. J. McIntire, who has won success in the occupation she has chosen, and who has established her headquarters in Thirty-fourth street, a few doors east of Herald square.

What is the time and patience and produces physical and mental weariness. Women find it nerve racking of olden times. It is not the time, dislike the assurance and the beatings.

This is the niche in the hall of greatness into which the apartment selector fits admirably. She learns the requirements of her applicants, finds that which suits their tastes without wearying them, and usually goes hand in hand with the apartment seeking.

MANHATTAN BUILDING PLANS

New buildings—
35TH ST. s. s. 215.5 ft. s. of 8th av. for a 4 story transfer station, 62x123.4; Wells, Fargo & Co. 51 Broadway, owner; Le Farge & Morris, architects.

VARIK ST. w. s. 23.5 ft. w. of 1st av. for a 7 story brick store and loft, 41x30.5; C. I. Weinstein Realty Co., 1387 8th av. owner; G. F. Feltman, architect.

BUILDING LOAN CONTRACT.
34TH ST. s. s. 225 ft. s. of 7th av. 52x112; Metropolitan Life Ins Co loans \$100,000; 1 y. 5 p. c.

HOE ST. w. s. 23.5 ft. w. of 1st av. 52x112; 1 y. 5 p. c.

ERANUEL Glauber loans \$100,000; 1 y. 5 p. c.

168TH ST. s. s. 70.3 ft. s. of Kelly st. 50x72.2; Irving Roberts loans \$100,000; C. Wallace