

Farms for Warriors Favored by Realty Men

Long Island Brokers and Developers Urge Passage of Land Settlement Measure of Senator Black—Would Help the Soldiers and Sailors

The Long Island Real Estate Exchange is strongly in favor of the land settlement bill, which has been prepared especially for the benefit of returning soldiers and sailors. The committee reported that the real estate men met on Friday and in the report of its committee headed by E. H. McWhorter, who was also assisted by R. J. Chaffin, Michael P. Smith, and Meade C. Dobson, on the measure which Senator Black has introduced in the State Legislature and which passes the way for Federal and State cooperation in the plan for providing soldiers and sailors with farms and money to equip them.

ture that no time should be lost in passing the measure. The exchange is the first real estate body to favor the land settlement bill. Mr. Doolittle, president, said that the movement to the farm would be greater than to the lots during the next ten years, and that he would not mind if his property was farm land instead of lots.

Tale of Bounding Realty Values

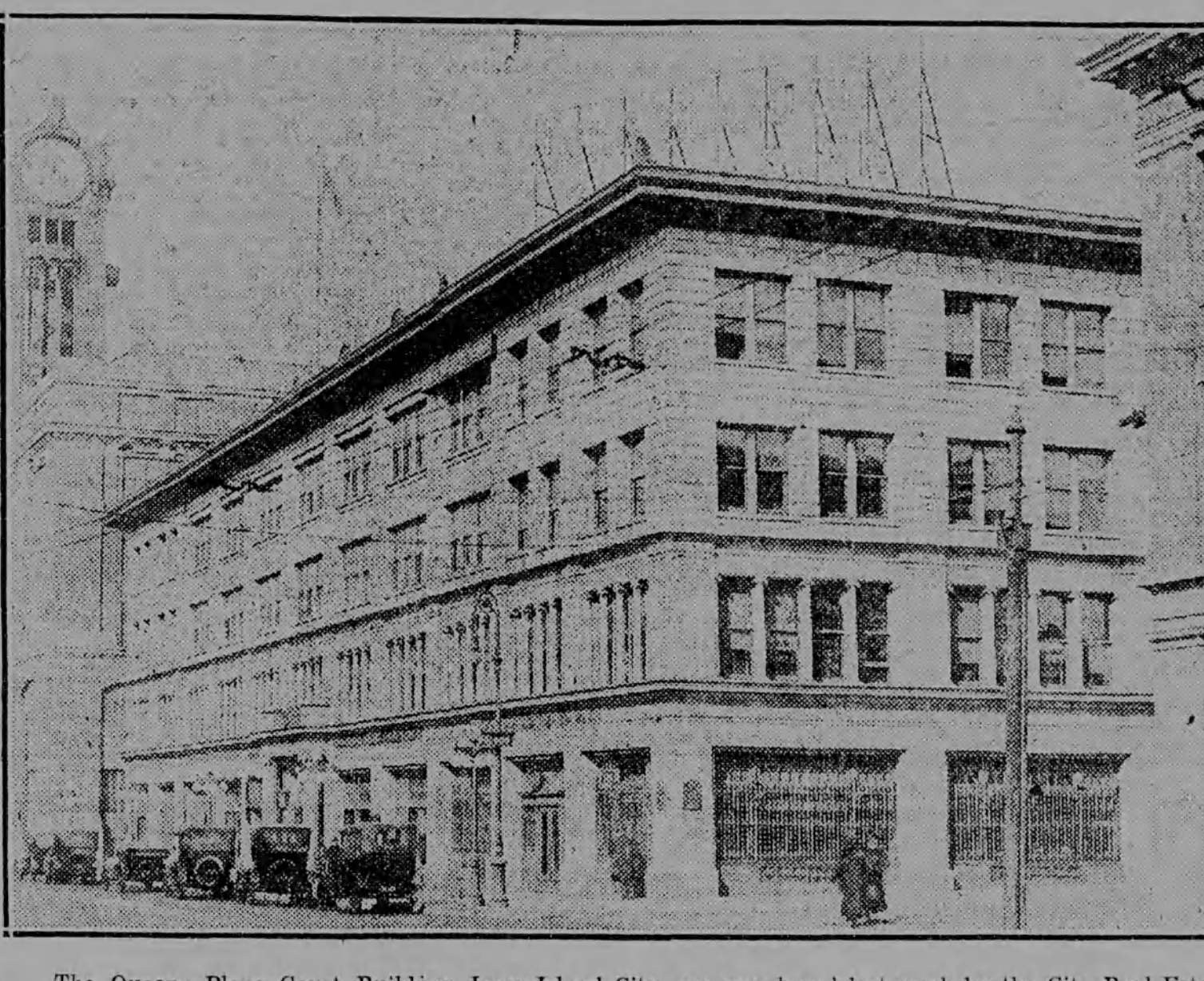
Greene Street Fee and Lease Values Move Up Quickly in Short Time

Lorenzo I. Jones has leased the five-story building at 81 Greene Street for the next ten years at a total rental of \$33,000. The deal, which was arranged by the Charles F. Noyes Company, is interesting in view of the fact that several profits have been taken through the purchase and resale of the property in the last six weeks, and that the rental to be paid for the property until 1929 gives it a value equal to twice what it was purchased for on December 20 last by Richard S. Elliott. Mr. Elliott paid \$20,000 for the property, held it two weeks and resold it through the Noyes Company to Mr. Jones for \$25,500. Although this was a substantial advance Mr. Jones could have resold the property at a profit of \$4,000, and in cash. On advice he refused the offer. Apparently he was wise in doing so in view of yesterday's transaction, which stamps the value of the property at \$40,000. Mr. Noyes made the statement that the building is worth that much alone. The Columbus Polish Company is the lessee.

Charles D. Hazen has bought the four-story dwelling at 42 East Seventy-fifth Street through Pease & Elliman. The house is on lot 19 feet wide and 102.2 feet deep, between Madison and Park avenues.

REAL ESTATE FOR SALE
BOROUGH OF QUEENS

Long Island City's Largest Office Building Bought by Investing Syndicate



The Queens Plaza Court Building, Long Island City, was purchased last week by the City Real Estate Company, through William D. Bloodgood & Co., by a syndicate of rich investors.

Mouquin to Remain On Fulton Street

A new \$100,000 restaurant is planned by Louis C. Mouquin at 147 Fulton Street, through the block to Ann Street, and adjoining the present Mouquin's restaurant. Mr. Mouquin holds this property under a long lease from the Wendel estate and has commissioned W. E. Bloodgood to prepare plans for the new building, which will be a model in that class of construction.

REAL ESTATE FOR SALE
LONG ISLAND

Initial Step for Revision of the Tax Law Taken

The preliminary draft of a law, which may be the basis of a revision of the New York tax law, was presented last week to the joint legislative committee on taxation, Senator Frederick M. Davenport, chairman, by the Advisory Council of Real Estate Interests, represented by Chairman Alfred E. Marling, Walter Lindner as counsel, Samuel H. Beach president, and Charles A. Miller, counsel of the State Savings Bank Association, and Lee Day Woodworth, secretary.

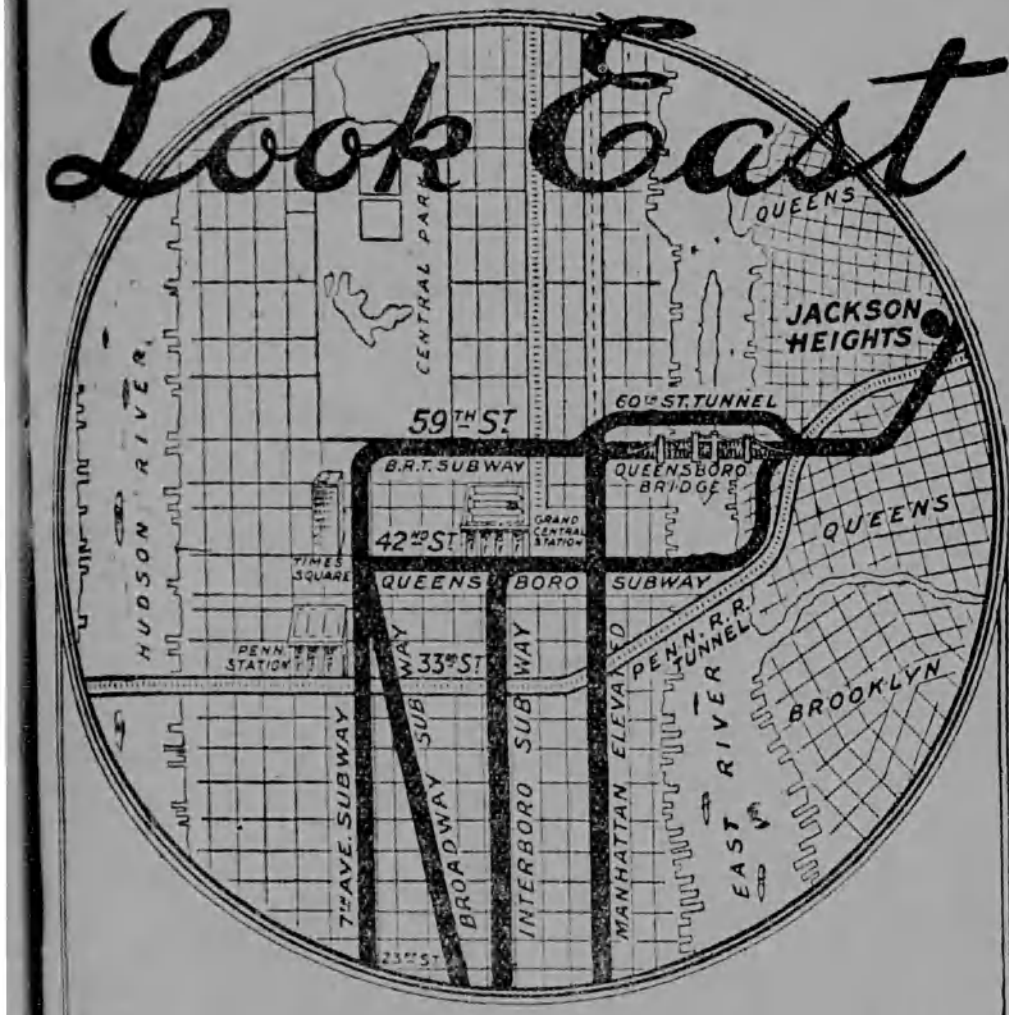
REAL ESTATE FOR SALE
LONG ISLAND

Buyer of 80th Street Dwelling

Joseph S. Auerbach is the buyer of the dwelling house at 130 East Eightieth Street, sold recently by Pease & Elliman for M. F. Levor. Mr. Auerbach recently sold his 50-foot residence at 11 West Tenth Street to the Ladies' Church Union. He will occupy the Eightieth Street house.

REAL ESTATE FOR SALE
LONG ISLAND

Investors! Operators! Builders!



To Jackson Heights

A Community of Garden Apartment Homes Twenty Minutes and a Five Cent Fare 4 Subway Lines and One Railroad direct to Jackson Heights

Interboro Subway at 42nd St.
Grand Central Station, via Queensboro Subway to Jackson Heights

Broadway Subway Turns East
at 59th St., via 60th St. Tunnel (under construction) to Jackson Heights

Manhattan Elevated at 59th St.
Second Ave. Elevated, via Queensboro Bridge to Jackson Heights

7th Avenue Subway at 42nd St.
Times Square Station, via Queensboro Subway to Jackson Heights

Penn-Long Island R. R. at 33rd St.
From Penn. Terminal, to Jackson Heights (Woodside Station)

The Queensboro Corporation

Manhattan Office
50 E. 42d St., Cor. Madison Ave.
Telephone Murray Hill 7387

Jackson Heights Office
Opposite 25th St. Subway Station
Telephone Newton 2361

To visit Jackson Heights, by most convenient route, take Subway to Grand Central, transfer to Queensboro Subway (Corona Line) to 25th St. Station.

FLUSHING SACRIFICE

Kew Gardens
Long Island. 10 Minutes from Penn. Station.
Kew Gardens Construction Co. is Now Building Houses for sale or on order from plans of distinction.
Edgeworth Smith, 1 W. 34th St., Sales Manager, Gledley Bldg.

Forest Hills Gardens
14 Minutes from Penn. Station.
Houses and Villa Plots for Sale.
SAGE FOUNDATION HOMES CO.

Jamaica (King Park) Section
A ROOM BUXTON, \$2,000.
New from King Park, two blocks from the center of the section. Excellent condition. Inside and out white tile. Artistic decorations. Steam heat, electric lighting, glass-impregnated porches. Price \$1,000 down, balance \$1,000 per month.

F. W. SCOTT & CO.
234 FULTON ST., JAMAICA.

INDUSTRIAL SITE
Rail and Deep Water Hudson River—4 Acres BLOODGOOD CO., Long Island City.

COZY SUBURBAN HOME
New from Forest Hills, 10 minutes from Penn. Station.
\$12,500. 11 rooms, full bath, shower, electric, gas, telephone, garage, etc.
SEETH-MURRAY CO.
101 W. 42nd St., N. Y. City.

New Water Front Bungalow
New from 100 ft. deep, large lot, 22 minutes from Penn. Station.
\$12,500. 11 rooms, full bath, shower, electric, gas, telephone, garage, etc.
JACKSON HEIGHTS
Queensboro Corporation, Bridge Plaza, Long Island City.

For Sale at Woodmere SIX HOUSES

These homes were built as an investment—to lease—and have never been unoccupied since their completion—they are in good condition and could not be built to-day at within 50% of the cost of construction.

To close the affairs of the builders and owners, the Frank Cotter Co.—the houses will be sold on very reasonable terms, for delivery May 1st, when present leases expire.

For plans, prices, etc., apply to

WM. K. MacDonald, Woodmere, L. I.
Tel. 3128 Woodmere.

MOORE & WYCKOFF, 403 Madison Ave., N. Y.
Tel. 3555 Vanderbilt.

For Rent, Furnished

Beautiful, well located Estate of 10 Acres, with spacious residence of 13 rooms and 5 baths, large screened verandas; combination garage and stable, with man's quarters, and other outbuildings, offered at \$5,500.

Also well furnished house of 8 rooms, 3 baths, six minutes from depot, furnished, for year or more, at \$125.00 per month.

These are two exceptional propositions which must be seen to be appreciated.

J. WILSON DAYTON
BAYSIDE, L. I. Tel. Bayside 2641-3099

DO YOU KNOW ANY ONE WHO WISHES TO BUY OR RENT

WESTCHESTER COUNTY
Why Not Build Now?

The Deland Estate offers you the services of the leading architects in New York—the assistance of honest, capable, and experienced contractors—the most picturesque plots.

AT FIELDSTON
Rivendale-on-Hudson
A highly restricted, healthful, established residential community—and the most accessible, lying as it does just up-town in the Park District of the city.

And all to suit your requirements—with equitable financing as well.

A visit to Fieldston will convince you. Particulars furnished on request.

GEORGE HOWE,
527 Fifth Ave., New York

AT DOUGLSTON, L. I.
A nine-room stone house, two baths, hot roof, hardwood trim, hot water heat, electric lights, etc. near station, good dining room, tennis courts and golf links available, also country, heating and bathing. Sold to settle estate. Terms reasonable. Call for particulars.

J. W. DOOLITTLE, Woolworth Building,
Flomo 2214 Broadway or 3755 J. Bayside.

FOR RENT SEASON 1919

Palatial fireproof residence. Ten master bedrooms, sixteen servant's rooms. Fifty acres of grounds, directly on the Sound, probably the finest anywhere near New York. Private bathing, tennis, yacht anchorage. One hour to the city by motor. Owner keeps up the grounds.

CHAS. FIELD GRIFFEN & CO.,
11 East 2nd Street.

EAST ORANGE 9 ROOMS \$5,200
Semi-bungalow, brick and stone, gas, electric, open fireplace, parquet floors, convenient location. Terms.

CONNOLLY & CONNOLLY,
Opp. Amers Station, East Orange, N. J.

FOR SALE
Section of the finest residential part of the South Shore. Beautifully appointed 12 room house, contains central hall, large living room, dining room, electric lights, plenty of closet room and a GARAGE. Only 45 minutes from 42nd St. or a 10c fare by subway and trolley. The price is \$7,000 and the terms easy.

MURDOCH, LACKAWANNA Phone 973 Municipal

MONTCLAIR, N. J.
Attractive house, 8 rooms, 4 baths; every room, sun porch, sleeping porch. Corner lot 90x200. Price, \$18,000.
Ernest M. Marshall,
New Jersey.

MONTCLAIR
\$18,500
Newly appointed home residence, in best exclusive part of the South Shore. Contains central hall, large living room, dining room, electric lights, plenty of closet room and a GARAGE. Only 45 minutes from 42nd St. or a 10c fare by subway and trolley. The price is \$18,500 and the terms easy.

Ernest M. Marshall,
New Jersey.

\$1,000 Cash!
and quarterly payments will buy a Farm of 107 acres for \$1,000 cash, balance by monthly payments of \$10.00.
Howard Goldsmith, 63 Park Row.

Many of them far under one-half cost.
BIRTMISTLE & LIVINGSTON,
48 Dean St., Englewood, N. J.

Larchmont Terrace
SITUATED IN THE MOST BEAUTIFUL section of Larchmont, only 45 minutes to Grand Central Station. A Real Home-like Colony.

FLORIDA
LAKELAND HIGHLANDS
A 10-acre grapefruit grove will produce 300,000 lbs. fruit per year. Only ONE-EIGHTH OF THIS SUM. Our country home is only one-fourth of the maximum return on good groves. Even \$5 per acre. NET 40 per cent on the investment. This income on a grapefruit grove begins after the fifth year. Your illustrated booklet answers all questions. Write for a copy and read it. Then, if you are in a position to finance a grove, visit the property and spend a week at the Country Club as our guest.

W. F. Mallam & Co., 235 5th Ave., N. Y.

Country Estate 10 to 500 Acres
Suitable for investment home. Club or large estate. Well located North Shore, Colonial house, modern improvements. Garage, stable, poultry plant. Farm buildings. Main house. Will be sold separately. Priced very low. For a quick sale.

L. B. Gildersleeve, 1 West 54th St., N. Y.

SPLENDID HOME BARGAIN
READY FOR OCCUPANCY NOW.
The rent now may pay and a small present down, see to it all the rest is yours. 2 1/2 baths, wide veranda, in select section. Call at our office, 231 East 86th St. or 231 East 86th St. or 231 East 86th St.

JUST ACROSS 42d St. Ferry
20 minutes from Times Square, on the very tip of the Palisades, commanding unmatched night and day views of Lower and City, house of light brick, 1400 sq. ft., 10 rooms, 2 baths, fully equipped garage, on about 34,500 sq. ft. of land, a beautiful Suburban Home within the reflected light of Manhattan. For price, etc., see

F. R. Wood, W. H. Dolson Co.,
2240 Broadway, Cor. 80th St.
Tel. 3800 Schuyler

Maplewood
New Jersey
THE TOWN BEAUTIFUL
Sed for Booklet
Bu-Dol Company
at station, Maplewood, N. J.

FLORIDA
OWN YOUR OWN ORANGE GROVE IN Fruitland Park, Florida's finest lake-jeweled highland section, way above low level. A few dollars a month will buy it. Plant peaches, a dollar money crop, with oranges, and the peaches may be made to pay not only for your land and orange grove but yield a profit besides. We can produce you a better orange grove for less money than any one in the State and in Florida's greatest section. Fruitland Park is best. We can provide you with a book of actual photographs, the interesting story of a Fruitland Park farm and why peaches may pay for it. Lake County Land Owners' Association, 295 Palm Ave., Fruitland Park, Lake County, Florida.

FOR SALE—Oranges Grove, Pinellas County, Fla. Sale just past year, \$25,000. Total expense same three years, \$3,500. Net profit, \$25,250.00. (Net full bearing output certainly doubled). On brick highway; beautiful, well developed region, salt water fishing, boating; three hot sulphur springs; full bearing output certainly doubled. On water and very interesting detail visit Box 2, Dunedin, Florida.

CONNECTICUT.
CONNECTICUT, EXCLUSIVELY
JOHN CRAWFORD, 7 EAST 42D STREET.

VIRGINIA.
TIDEWATER VIRGINIA FARMS, 250 PER ACRE and up, with buildings; two crops early marketed; convenient to schools, churches and market. If R. HOOD N. CO., Brown's Store, V.

REAL ESTATE AT AUCTION
JERRY MONAGHAN, Jr., Co., Real estate agent,
192 MONAGHAN ST., B'klyn., Tel. Main 1212

Business Claims

Brevort Hall
Brevort Hall, on Fifty-fourth Street, just west of Third Avenue, has been sold by the First Universalist Mission of New York through a client of Pease & Elliman, who plans to use the property for business purposes. The building is three stories high and covers a

UNFURNISHED APARTMENTS TO LET

APPLICATIONS can now be received for the limited number of Apartments to be let from October First, Nineteen Hundred and Nineteen, in the following very high class apartment houses:

West End Avenue

Number 300 at 74th Street	Number 575 at 88th Street
• 325 • 75th	• 600 • 89th
• 334 • 76th	• 680 • 93rd
• 450 • 82nd	• 677 • 93rd
• 472 • 83rd	• 773 • 98th
• 520 • 85th	• 930 • 105th
• 525 • 85th	• 945 • 106th

UNFURNISHED APARTMENTS TO LET

In the following apartment buildings in other high class residential locations of the West Side, applications can also be received for a limited number of apartments:

Number 252 W. 85th Street	Number 2 W. 88th Street
• 353 • 85th	• 220 • 98th
• 156 • 86th	• 214 • 110th
• 310 • 86th	• 210 • 110th
• 176 • 87th	• 514 • 114th

Number 275 Central Park West at 87th Street
131 Riverside Drive at 85th
596 Riverside Drive at 137th

MARK RAFALSKY & COMPANY
21 EAST 40TH STREET
NEW YORK
TELEPHONE Vanderbilt 2027

Operators Buy in 96th Street

O'Reilly & Dahn have sold for the Elenco Realty Company (Lawyers' Title Mortgage Company), 157 East Ninety-sixth Street, a five-story tenement on lot 25x100, to Lowenfeld & Prager.

UNFURNISHED APARTMENTS TO LET

Beautiful new walk up apartment house, overlooking Central Park. Fully rented to desirable tenants at over \$18,000. Price only \$10,000. Easy terms. Large lot covers 1.5 acre. Plan and detail information upon request.

Goodwin & Goodwin, 148 W. 57th St.

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Goodwin & Goodwin, 148 W. 57th St.

Fifth Avenue Offices

5,000 to 20,000 sq. ft.
New building
Superb Light
Wm. A. White & Sons
46 Cedar Street
Tel. 5700 John

INVESTMENT.

Beautiful new walk up apartment house, overlooking Central Park. Fully rented to desirable tenants at over \$18,000. Price only \$10,000. Easy terms. Large lot covers 1.5 acre. Plan and detail information upon request.

Goodwin & Goodwin, 148 W. 57th St.

Palenville—Catskill Mountains

Beautiful new walk up apartment house, overlooking Central Park. Fully rented to desirable tenants at over \$18,000. Price only \$10,000. Easy terms. Large lot covers 1.5 acre. Plan and detail information upon request.

Goodwin & Goodwin, 148 W. 57th St.

Central Plot for heavy business, 37th

Central Plot for heavy business, 37th, near 9th Ave., 7500 sq. ft. brick building; net lease. **LIMBICK ESTATE**, 156 Broadway.

INVESTMENT PLATINUM & FAMILY BRICK

Investment Platinum & Family Brick, rents \$1,400; net \$2,000; no steam. **JACKSON**, 151 Montague, Brooklyn.

LONG ISLAND

House for sale at Sea Cliff, L. I.: The minutes' walk from depot, 5 rooms, electric light, sewer, hot water, etc. All modern improvements, part cash balance mortgage. Apply by letter, T. F. KIELER, P. O. Box 247, Ocean Bay, L. I.

FLORIDA
OWN YOUR OWN ORANGE GROVE IN Fruitland Park, Florida's finest lake-jeweled highland section, way above low level. A few dollars a month will buy it. Plant peaches, a dollar money crop, with oranges, and the peaches may be made to pay not only for your land and orange grove but yield a profit besides. We can produce you a better orange grove for less money than any one in the State and in Florida's greatest section. Fruitland Park is best. We can provide you with a book of actual photographs, the interesting story of a Fruitland Park farm and why peaches may pay for it. Lake County Land Owners' Association, 295 Palm Ave., Fruitland Park, Lake County, Florida.

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