REAL ESTATE, HOUSES, APARTMENTS, ROOMS.

REAL ESTATE FOR SALE—Long Island.

HEMPSTEAD GARDENS.

Selected and purchased by the late Austin Corbin as the ideal spot for Homes on Long Island.

ACRE PLOTS,

CONTAINING

17 2-5 LOTS,

WITH GUARANTEE TITLE.

$300 AND UPWARD.

Easy Monthly Payments Without Interest or a Liberal Discount for All Cash.

Hempstead Gardens is only one hour's ride from New York City Hall. Two stations on Property.

Commutation less than 20 cents per day.

At this sale you can purchase property at such a low figure as to make it an absolutely safe investment, and, furthermore, any time in the future you may wish to convert it into cash you can readily do so, and at a handsome profit. No money invested at Hempstead Gardens will ever be tied up. Call or address, for map and free tickets,

H. C. RATH & CO., Eleven John St., New York City.

Real Estate at Auction.

T. F. ARCHER,

AUCTIONEER,

OFFICE 451 FULTON ST.,

JAMAICA, N. Y. C.

Important auction sale of valuable real estate of the Amityville Improvement Company, Limited, of hotel, cottages and building plots,

Saturday, Sept, 16, 1899, at 10 A. M.,

On the premises, near depot, at Amityville, L. I.

For terms of sale, maps and full particulars address

T. F. ARCHER, Auctioneer,

451 FULTON ST., JAMAICA, N. Y. C.,

Or MESSRS. IRELAND & KETCHAM, Amityville, L. I.

By order of Trustee of Amityville Land Improvement Co., Limited, J. E. Ireland, secretary.

Real Estate Loans.

MONEY LOANS on 1st and 2d mortgages, 4, 4½ and 5 per cent. AUSTIN B. BURCHELL, 215 Montague st., Brooklyn.

LIBERAL loans on real estate; interest at from 4½ to 6½ per cent. SUSSMAN, 150 Nassau st.

Real Estate to Exchange.

CITY AND COUNTRY PROPERTY, every variety, all directions. Photographs at CONDIT'S, three fifteen (315) Madison ave., corner 42d st.

Real Estate Wanted.

OUT-OF-TOWN OWNERS WISHING to exchange for city property are invited to call on CONDIT'S, three fifteen (315) Madison ave., corner 42d st.

SELL or exchange any business, houses, lots, farms; cash buyers on hand. BIBER, 204 East 19th st.

WILL pay cash for bargains in Brooklyn real estate. JOSEPH M. MAY, 26 Court st., Brooklyn.

REAL ESTATE—For Sale.
Manhattan Borough.

BARGAIN—$11,000—Four-story, single flat, seven rooms and bath. Owner, on premises, 211 East 109th st.

REAL ESTATE—For Sale.
Bronx Borough.

Stores With Rooms, Rent Free

This is no fake, but a genuine fact; $1,000 cash will buy the best built three-story stores and flats in Bronx; splendid business prospects; Jerome ave. and 180th st. HOLDING BROS., on premises.

BOOMING LOCALITY—Beautiful houses, West Chester, near Botanical Garden; high ground, $3,400; easy terms. ROSENBLATT, 64 Pine st.

BARGAIN—Two-family house, must be sold at once. FLAGG, 984 Intervale ave.

COTTAGE on corner lot; seven rooms and bath; all improvements; $4,300. KERBY, 722 Tremont ave. Sundays.

MOST complete two-family house; street asphalted; hardwood trim; hot water, heat; open plumbing; tiled bathrooms; convenient elevated; easy terms. OWNER, 960 East 169th st.

REAL ESTATE—For Sale.
Richmond Borough.

7-ROOM house, new; large plot; near steam and trolley roads, Dongan Hills; real bargain; accommodating terms; come and see. J. V. W. PERINE.

Real Estate—For Sale.
Westchester.

THE SOUND,

To lull you to peaceful slumber.

THE BEACH,

To help you to health and strength.

THE YACHT CLUBS,

To delight and edify you.

at "BRENTWOOD PLAZA, near the Sound," where we are selling high grade building lots at $139, upon the safe and easy plan of

10 CENTS PER WEEK,

without interest, assessments or other charges. Taxes 70c. per year. Accessible. Improved. Developed. Titles Guaranteed. Write for tickets or call. BRENTWOOD PLAZA CO., 167 Broadway, N. Y.

A FEW hundred dollars cash and the rest in easy payments will purchase handsome homes in that ideal "Yonkers;" prices, with lots, from $4,000 up. Inquire at 207 Glenwood ave., Yonkers, or F. J. SCHNUGG, 78 East 96th st. Send for list and photographs. Rent $25 up.

REAL ESTATE—For Sale.
Country.

HOMESTEAD.

HOUSE and 5 New York City lots, on main railroad line, 5 minutes from station, high ground and fertile soil (200 feet above sea level), best class of people and neighborhood; good place for store, mechanic or family home; must be sold Sunday; price $180; take $25 down, balance in 2 years. Inquire at once, store, 202 East 23d st., N. Y. Open till 8 o'clock evenings.

A GRAND PLACE FOR CLUB or subdivision; 250 acres, with 40-acre lake in centre, stocked with fish; only 38 miles from city; scenery equals Sullivan County; particulars at CONDIT'S, 315 Madison ave., cor. 42d st.

VIRGINIA FARMS for sale, rent and exchange; catalogue free. GEO. E. CRAWFORD & CO., Richmond, Va.

REAL ESTATE—For Sale.
Miscellaneous.

Cuba. DO YOU KNOW That the Cuban Land and Steamship Co., 32 Broadway, New York, is practically giving away plantations of 5 to 40 acres in Cuba? That a small monthly payment will insure you a permanent life income of $1,000 to $5,000 annually? If you do not know this, write for beautifully illustrated book about Cuba. It's an opportunity of a lifetime.

$1 A WEEK buys a new two-family house, all improvements, in restricted neighborhood, less than half an hour to New York City Hall; guaranteed deed given on payment of $100. For particulars address J. D. DEAN, 60 Liberty st.

FOR SALE—A well-stocked ranch of 381,000 acres in the States of San Luis Potosi and Tamaulipas, Mexico. W. H. [illegible]

REAL ESTATE—For Sale.
Brooklyn Borough.

$500 Down, $75 Quarterly

On 45th st., between 4th and 5th aves.; 27 sold recently of our elegant brownstone houses for one or two families; 10 now ready; finest oak dining room in city; parlors sycamore; main hall oak; buffet, china closet; crockery; tubs and sink; open plumbing; ocean east, N. Y. Bay west; 150 feet above water; one block from Sunset Park; 50 minutes to Manhattan; three ways, two styles; prices, $5,500 to $5,900. Owner on premises.

$15.83 MONTHLY,

including taxes, buys two-family house; all improvements; 11 rooms and two baths, heaters, dumb waiters, gas fixtures, iron fences, etc.; also one-family houses; open daily and Sunday. Kilmore and Lincoln aves., Grant ave. station, Kings County Elevated. Builder on premises, or 4241 Fulton st., Crescent ave. station, Union elevated.

Bargains $2,200 Each; Easy Terms. TAKEN UNDER FORECLOSURE.

New two-story frame dwellings, lots 20x125; seven rooms and bath; all improvements; handsomely decorated; fine location, Grant ave., near Jamaica ave., 26th Ward, Brooklyn; convenient to elevated and trolley roads. Apply to WILLIAM H. BARTON, 54 Grant ave.

$500 Down, $75 Quarterly.

Two-story basement brown-stone, 11 rooms, 2 baths, for two families; handsomely decorated to suit purchaser; buy now and stop paying rent; send for descriptive circular. Builder, JOHN H. DONNELLY, 26 Rockaway ave.

BENSONHURST

Fine house, with three lots, near the cars and beach; 12 rooms; all improvements; price, $6,250; easy terms. W. G. MORRISEY, agent, Bath Beach.

$200 CASH.

Vacant lot, 25x100, on 4th ave., near 38th st.; price, $2,000. W. G. MORRISEY, Bath Beach.

ALTHOUGH it cost to build $7,500, yet $5,100 buys 3-story and basement brown stone dwelling, 20x45x100; newly decorated, new open plumbing, stone washtubs and in beautiful order; near Adelphi Academy; $1,000 cash required.

GELICK & LOCKWOOD, 1188 Fulton st.

ATTENTION—Only four left of these elegant 2-story and basement 2-family houses, 20 feet wide; all improvements; dumbwaiter; high ground; low price; terms to suit; Eldert st., near Hamburg ave. FAGERING, owner, 267 Eldert st. Open Sundays, evenings.

BARGAIN—Only $2,800; elegant up-to-date one-family houses, all latest improvements; near elevated station; $300 cash, balance to suit; iron railings, gas stoves, etc. YOUNG, Grant ave. station, Kings County Elevated; always open.

BARGAIN—Elegant, new detached dwelling; select, restricted location; East 13th st., near Beverly road, Flatbush; hardwood throughout; price, $8,000. GEO. EGBERT, Builder, on premises.

BARGAIN—2-story, 2-family house; price, $2,300; worth $3,000. JOHN PERRY & CO., 371 Fulton st.

CHANCE OF A LIFETIME—Only $100 down, balance $10 monthly; interest 5 per cent; new 2-story basement and cellar houses; 10 rooms; every improvement; $2,800. STOOTHOFF, 2569 Eastern Parkway, Montauk station, Kings County elevated.

DON'T BUY ANYWHERE until you have seen the finest 2-story and basement brick dwelling ever offered, for $500 cash; price $4,350; house open. 382 6th st., Brooklyn.

FOR SALE—Brownstone, swell front, two and a half story house, twelve beautifully decorated rooms; fine neighborhood. 314 Stuyvesant ave., Brooklyn.

HANDSOME brownstone, box stoop, one-family house, 20.6x48; hardwood; steam heat, 13 rooms, laundry, bath room tiled, speaking tubes and bells; beautiful grilles, mantels, chandeliers; for sale low; 220 58th st., or photographs. DAVISON, 401 Broadway, New York.

I OFFER at a sacrifice four frame houses in 26th Ward (Brownsville), three on Powell st. and one on Sackman st.; this will be a bargain to quick buyer; easy terms or all cash. Address SACRIFICE, 120 Journal, Brooklyn.

MARTENSE LOTS,

near Fort Hamilton ave., West Brooklyn; one or more of the choicest lots on the property. Address C., P. O. Box 2,678, Manhattan.

NEW 3-story corner, four stores; price, $16,000; rent, $1,700; mortgage, $9,000; 3-story new double flat, bath and dining rooms, 26x80x98; price, $12,500; rent, $1,320. BUERMANN, 507 Grand st., New York.

ONE-FAMILY brick houses; latest improvements, well built; sacrificed $3,000; $200 cash, $10 monthly; elevated and trolleys one block. E. REINEKING, Builder, premises Glenmore, corner Crescent st.

TWO-STORY and basement, two-family brick, with fancy stone trimmings; neighborhood good; convenient to many lines of cars; namely, Halsey st., Broadway, Central and Hamburg aves.; many novel and practical improvements; especially in closets and wardrobes; price $5,700, easy terms. 125 to 135 Schaeffer st., Brooklyn. JOHN MENAHAN, Builder.

TILLARY ST., near Bridge—Large, three-story brick-filled house; rented in floors for $588; sacrificed at $4,000; easy terms. LE GRAND CLARK, 132 Nassau st.

$2,800; $300 cash; 1-family detached houses, open plumbing, mantel mirrors, furnace, gas ranges. FORBELL BROS., builders, Grant ave. station Kings County Elevated; see sign.

25 PER CENT investment on $800 cash, balance $3,000 first mortgage, buys 4-story brick, 8-family tenement, conveniently located; rent $402. KETCHAM BROS., 1565 Broadway, Brooklyn.

10 PER CENT cash; price $5,000; balance $18 monthly; new two-family stone houses; open until 9 p. m. HASSAN, Owner, 468 56th st.

REAL ESTATE—For Sale.
Long Island.

HOUSE, 3 ROOMS AND 14 LOTS FOR $250,

Situated on the north shore of Long Island, near Sound and Bay; good fishing, boating and bathing; 5 blocks from railroad depot; good railroad facilities for commuters to and from New York; will sell on very easy terms of $5 monthly. Call owner, store, 794 Broadway, Brooklyn.

$25 A LOT—5 LOTS $115.

On shore front Long Island Sound; near 2 miles trout ponds; 25 cottages built already. 10 more for sale, from $75 to $200, in monthly payments of $3. Greatest place for hunter and fisher and sport, or desirable home; only well-to-do people in the neighborhood. Call for excursion ticket all week. Open evenings. HAAS, 202 East 23d st., N. Y., first floor.

FARM, 40 acres, in Central ave., Jamaica (Greater New York). ANTON KRUMMENACKER, P. O., Elmont, L. I.

REAL ESTATE—For Sale.
New Jersey.

H 117

$5 BUYS BUILDING LOT.

Positively this week only; suburban town, near station; instalments, 50c. weekly. APPLEBY, 10 Wall st.

CORNER HOUSE—10 rooms, all improvements, near Greenville; fare 7 cents; $4,250; easy terms. HAAS, 100 Centre st.

REAL ESTATE—For Sale.
Jersey City.

$3,200—BEAUTIFULLY located detached dwelling, six rooms, besides complete bath room, cellar and garret; furnace, hot water, and all improvements; terms, $320 cash, $25 monthly; also other houses, some higher, some less price. CONDICT (owner), 1 Montgomery st., Jersey City.

$3,200—CASH $300, balance $25 month; new two-family house, 9 rooms; latest improvements; 25 minutes from New York; trolley, Hoboken ferries. Owner, R. T. BISHOP, 446 Central ave., Jersey City, N. J.

REAL ESTATE—For Sale.
Queens Borough.

$2 ONLY A WEEK

for a

$200 LOT.

If you are looking for a good investment go to the

GREAT SALE

at

LOUONA PARK CORONA, Boro' of Queens

SEPTEMBER 23 AND 24.

The event of the season; location unsurpassed; right in centre of Greater City.

LOTS $200, ONLY $2 PER WEEK,

including free life insurance and interest on money as you pay in—a bonus; 5 cent fares to all parts of Brooklyn, Queens and Manhattan. Free carfare for one year to builders. Houses moderate prices. Cost to own less than rent. Visit any day before this sale. Office on property open every day. New electric line.

Call for free tickets and printed matter, or take 34th st. ferry to Long Island City, thence by any Corona car to Central ave., our office on Flushing turnpike and Cleveland st., Corona; two blocks away.

Realty Trust 60 and 62 Liberty St.

ONLY 15 MINUTES FROM EAST 34TH ST. TO

Morningdale Park

THE NEAREST SUBURB TO N. Y.

Located at Woodside, L. I., fare 5 cents by train or trolley; shade trees, water, sidewalks, churches, school, mail delivery, police and fire protection.

LOTS $200 Upward.

$5 Cash, Balance $1.00 Weekly.

TITLES GUARANTEED FREE.

WM. L. SLANDORFF,

150 NASSAU ST., N. Y.

FARMS—For Sale.

SACRIFICE—$7,500 will buy 50-acre poultry farm, coops, incubator, brooders, house, barns and farm machinery almost new. T. EVERETT, box 3, Bernardsville, N. J.

Business Property to Let.

South of 14th Street.

FACTORY TO LET, $1,200,

179 Christopher st.; 4-story, 25x100 ft.; boiler, engine, elevator; suitable iron, brass, machine, etc.

Chas. E. Duross, 242 W. 14th.

LOFTS TO LET,

with or without power; good light. Apply 110 Centre st., corner Franklin.

AT LOW RENTS—Stores on Centre, Fulton, John, Gold, Pearl and many other streets. RULAND & WHITING, 5 Beekman st.

88 CARMINE ST.—Large store with rooms; good location for grocery or similar business; $25. Janitor, or WARREN & SKILLIN, 96 Broadway.

DESK ROOM—604 Broadway, near Houston; ground floor; telephone; low rates. Address J. F. BLANCHARD, or call.

DESK ROOM in the most prominent corner office on lower Broadway. Prominent, box 77, Journal.

FIRST FLOOR, 50x100, all improvements; cut price; lease. Apply BARNES, 73 Spring st.

LOFTS—Any size space; power; steam heat; elevator; reduced rent. Apply HUXFORD CO., 105 Walker st.

LOFTS TO LET—A large number; all sizes, all prices. RULAND & WHITING, 5 Beekman st.

STABLE TO LET | Separate building for wagons if desired. M. K. MILLER, 313 West 13th st.

TO RENT—The store 704 East 13th st., suitable for a small manufactory, tailoring, cigars, etc. ROBERT I. BROWN, 20 Nassau st.

TO LET—Three fine stalls, with wagon room. H. SCHLOBOHM, 31 West 11th st.

East Side.

Four-Story Factory Building,

184x34, with office.

Also eight vacant lots, adjoining corner Ave. B and 20th st.; also vacant lots on 18th, 19th and 20th sts.; also two buildings, 37½x90, on 19th st., near Ave. B; also stable, with 42 stalls, on 20th st. JOHN C. BROOKMAN, Owner, 45 Exchange place.

ATTRACTIVE OFFICES to let at 39 Union square.

BEAUTIFUL, light front offices, $8 monthly upward; good business location. WINTERROTH (Pianos), 105 East 14th st.

CORNER STORE, Park ave. and 101st st.; good business neighborhood; rare chance; reasonable terms. Also, on 2d ave., near 92d st., 2 small stores. Owner, F. J. SCHNUGG, 78 East 96th st.

MADISON AVE. AND 107TH ST., southeast cor.—Large store, suitable for liquor, delicatessen, or pawnbroker. Inquire Janitor, or HAUSER, 563 2d ave.

STORE, in good location; rent reasonable. See janitor, 208 East 38th, or C. M. DE LA VERGNE, 2262 7th ave.

TO RENT—Store, basement and rooms, or 865 3d ave., will divide store. Apply to J. HEROLD, 325 East 57th st., or janitor, on premises.

TO LEASE to responsible party for hotel or other purpose, 414 and 416 East 23d st. For particulars, A. & S. BLOCH, 462 Columbus ave.

West Side.

CORNER ROOMS, with plate glass front, on second floor, suitable for any business requiring fine light; rent $35; No. 200 West 34th st., corner 7th ave., one block from Broadway; a splendid business location. DUFF & CONGER, 1474 3d ave.

14TH ST., 242 WEST—Unfurnished large rooms, business or living; heated; sign privilege; $15 to $20. DUROSS.

124TH ST., 226 WEST—Nice store and apartment; occupied 12 years by butcher; rent cheap. Janitor, 228.

Above 125th Street.

NEW STORES,

3d Ave. Plaza, 128th to 129th st.; rents reasonable; suitable for any business.

BRONX ARCADE,

138th to 139th; attractive, new and neat small stores, $20.

East 137th and 139th Streets.

$12.50 to $30; suit any business.

Modern offices in our new Gleason Building, 208 and 210 East 128th st.

GLEASON REALTY CO.,

3D AVE PLAZA, NEAR 128TH ST.

BEAUTIFUL stores, fine location; suitable for barber, grocer and delicatessen. Janitor, 601 East 158th st.

133D ST. AND 5TH AVE.—Single and double stores; suitable for barber, house furnishings, shoe or drug business.

Borough of Brooklyn.

BUSINESS FLAT!

First floor; suit doctor, dentist; architect, milliner, dressmaker or other genteel business; five rooms, bath, all light; every improvement; only $18. Apply Excelsior Flats, 187 10th st., near 5th ave.

A LARGE STORE, double window, 89 Fulton st., Brooklyn; rent, $30 month. RULAND & WHITING, 5 Beekman st.

STORE TO LET, suitable any business; rent low to desirable tenant. Apply 601 Washington ave., Brooklyn.

Flats and Apartments To Let

Unfurnished—East Side.

CHEAPEST RENTS—Two and three large rooms; good condition; rents $6 up. 312 East 39th.

CHEAPEST rent downtown, apartments of three large rooms; rent $11 up. Apply 56 East 4th st.

2D AVE., 692—Five large, beautiful rooms, splendid condition; moderate rent; reference. Inquire janitor 694.

2D AVE., 731, near 39th st.—3 large rooms, newly renovated; pantry, gas; $10.50, $11.50, $12.

3D AVE., 1616, Near 89th St. "L" Station—Five rooms, newly papered and painted; $16, $15. Janitor.

3D AVE., 1956, 7 rooms, newly papered and painted; hot water, bath, ranges, dumbwaiter; $17, $15; cheapest rents in city. Janitor.

3D AVE., 1843, "Mentor," entrance 102d st.—8 x rooms, bath, range, dumbwaiter; $16, $17. Janitor.

3D AVE., 1809, Near 89th St. "L" Station—Three rooms, newly papered and painted; $8, $9. Janitor.

10TH ST., 251 EAST—Second flat, 5 rooms and bath; $25; just decorated. Janitor, premises.

13TH ST., 333-337 EAST.

Light, airy flats to let; 5 rooms and bath; halls and bathrooms heated; all modern improvements; rent $25 to $27. Apply to janitor on premises.

17TH, 16TH STS., between Aves. B and C, yellow fronts—3 rooms, improvements, $9, $10; free until 1st.

18TH ST., 418 EAST—Floor, 4 rooms, $12.50; room and bedroom, $6.

Flats and Apartments To Let

Unfurnished—East Side.

29TH ST., 235 EAST—4 and 5 all light rooms, newly renovated; rent $15; half month free.

41ST ST., 112 EAST—3-4 rooms, all improvements; just decorated; rent $11-$14. Janitor, premises.

DON'T MOVE!

Until you see the elegant new four-room apartments, with all improvements,

324 TO 330 EAST 34TH ST.

Nothing ever offered to equal them for the money; rents, $12 to $16. Janitor premises. D. & W. MULLINS, Agents, 157 East Broadway.

SMALL flats of 3 and 4 rooms; all improvements. Apply to janitor, 208 East 38th st., or C. M. DE LA VERGNE, 2262 7th ave.

41ST ST., 110 EAST—3 to 4 nice, all light rooms; finely decorated; improvements; $11 to $15.

45TH ST., 216 EAST—5 rooms, bath; nicely decorated; all improvements; low rent; inducements. Inquire janitor.

HALF MONTH FREE.

Elegant 6-room flats; newly carpeted; decorated throughout; $24 monthly. 318-326 East 62d st. Janitor.

59TH ST., 206 EAST—Most convenient, five extra large rooms; best condition, $14 up.

59TH ST., 329 EAST, between 1st and 2d aves.—Floor, five large rooms, tubs, gas, $15.

63D ST., 404 EAST—Cheapest rental in city; three large, light rooms; best order; $6 up.

63D ST., 56 EAST—Elegant corner single flat, 7 rooms and bath; steam heated; grand location.

212 EAST 70TH ST.

6 large, light rooms and bath; elegantly decorated; halls heated; rent, $20 to $22. Apply janitor.

73D ST., 217 EAST—Well-kept, nicely decorated house; managed by owner; gas; $9.50 to $12.

76TH ST., 232 EAST—New house; decorated flats, 3-4 rooms; latest improvements; $11.50 to $15.

79TH ST., 330 EAST—Parlor floor and basement, 8 rooms and bath; low rent. Apply owner.

83D ST., 225 EAST—Elegant flats, six rooms and bath; all improvements; near 3d ave.; $23.

85TH ST., 231-237 EAST—Magnificent 7 rooms, bath, modern improvements, $19-$25; concessions to small families.

88TH ST., 117 AND 119 EAST

Elegant apartments; 3 and 4 rooms; improvements; reasonable rents; small respectable families only. On premises.

88TH ST., 23 EAST—Choice apartments, 7 light rooms, bath; new house; $600-$900; worth $1,200.

89TH ST., 436 EAST—Elegant light flats, 6 rooms, bath, dining room; near Park; $21.

93D ST., 333, 337 EAST—Flat five rooms, bath; improvements; carpet in halls; rent $15; free to October 1.

96TH ST., 211 TO 233 EAST—4-room apartments, $10.50 to $12.50; 3-room apartments, $8.50 to $9.50; 3-room apartments, first floor, front, $10, when vacant; dumb waiters, electric bells; hot baths free to tenants. Office 225.

96TH ST., 159-163 EAST—Three and four rooms, newly decorated; elegant neighborhood; $10 to $14. Janitor.

97TH ST., 102 EAST—4 rooms, bath, all improvements, newly decorated, $14-$16. Apply janitor.

YOUR CHOICE in new buildings, 50, 52 East 100th st., near Madison ave.; modern; $15 to $18 to small families; first-class neighborhood. Janitor.

102D ST., 175 EAST—Five rooms and bath; improvements; newly decorated; $18 to $20. Inquire janitor.

115th St., 10, 12 and 14 East.

Apartments, 4 rooms, bath, hot water supply; private halls; reasonable rents for desirable tenants. On premises.

118TH ST., 71 AND 73 EAST—Five new, large, light rooms, all improvements; $13 to $15. Janitor.

125TH ST., 63 EAST—New flats, five rooms; modern improvements; $15, $20 month. Janitor.

Unfurnished—West Side.

AMSTERDAM AVE., 989-993—Four, five rooms and bath; steam, hot water; for small selected families; healthy, high location; rent $17, $22. Inquire janitor.

AMSTERDAM AVE., 565 AND 569, near 87th st.—4 large rooms and bath; good condition; $16 and $17.

AMSTERDAM AVE., 945, near 106th st.—Four and five rooms and bath; steam heat; hot water; beautiful location; $17 and $20.

AMSTERDAM AVE., 422—5 large rooms and bath; convenient to 81st station and cable cars; $20.

374 COLUMBUS AVE.

7 rooms and bath, $30.00.

206-212 WEST 69TH ST.

SEVEN EXTRA LARGE ROOMS

and bath; private hall; steam heat and hot water supply; rents, $28 to $35. Apply to janitor, or JAMES VAN DYCK CARD, Agent, 300 Columbus ave.

COLUMBUS AVE., 986—Reduced rents; four large rooms and bath; all light; convenient to cable, elevated and parks; $14 and $15. Janitor.

COLUMBUS AVE., 813 (near 100th st.)—Elegant floor, five light rooms, all improvements, $15. OWNER, premises.

COLUMBUS AVE., 609, near 89th st—Attractive, all light, 4-rooms and bath; $16-$17; desirable families only.

LEROY ST., 62-64—Apartments two, three; large, light rooms; some improvements, for respectable families. Janitor.

LEROY ST., 60—Two, three rooms; all improvements; $8-$10; half month free. Mrs. Cunningham, janitress.

8th Av., 2099 (114th st.), $17 to $23

Four, five rooms, bath; hot water; steam; latest improvements.

MORTON ST., 38, 40—4 large rooms, bath; hot and cold water; heated halls; all improvements; rents $17 up; one month free. Apply janitor.

ST. NICHOLAS AVE., 342—Elegant five-room flat; modern improvements; $16, $18. Janitor.

$18 TO $21.

225, 227 and 229 Columbus ave., near 71st st. Attractive, steam-heated apartments; four rooms and bath; private halls; hot water supplied. Apply on premises, or WARE & GIBBS, 451 Columbus ave.

18TH ST., 344 WEST—First floor, single flat, 3 large rooms and bath, all light; heat. Apply to WARREN & SKILLIN, 96 Broadway, or janitor.

24TH ST., 425 WEST—Four rooms; improvements; richly decorated; near station; first-class neighborhood; $18. Janitor.

26TH ST., 118 WEST—Four large rooms and bath; rent $17 and $20.

27TH ST., 121 and 123 West—4 rooms, bath, all light, handsomely decorated; rents, $20 to $24. Janitor, premises.

136 WEST 28TH ST.

4 and 5 rooms and bath; all light rooms; hot water; rents, $21 to $27. Apply on premises.

29TH ST., 438-444 WEST—Fine flats, 4 rooms; separate laundry; ranges, combination tubs; heat and hot water; rents reduced, $15, $18. Janitor, or JOS. LEVY & SON, 371 8th ave.

30TH ST., 431 WEST, near 9th ave. "L" station—Light flats, 6 rooms, dining room, $21.

31st ST., 128 & 130 WEST.

4 rooms, all light; hot water supply, steam heat; newly decorated; $15 to $18; half month free.

Chas. E. Duross, 242 W. 14th St.

38TH ST., 363 WEST—Four-room basement flat; richly decorated; large windows; all improvements; $10. Janitor.

47TH ST., 316 WEST—Lightest, pleasantest, healthiest 3 and 4 room flats in city; $14.50-$18.50; improvements.

51ST ST., 525 WEST—Pleasant block, nicely decorated; gas; no agents; from $10 to $13.

59TH ST., 427 WEST—Exceptionally large, light, comfortable apartment, 5 rooms; newly decorated; splendid kitchen; $17.

59TH ST., 344, 346 WEST—4 large rooms and bath; rents $15 and up. THOMAS EAGLETON, 344 West 59th st.; two weeks free. Apply janitor.

60TH ST., 137-147 WEST—Apartments of 3, 4 rooms; all improvements; nice neighborhood; carpeted halls; rents $10 to $13; 2 weeks free.

62D ST., 125 WEST—Four and five light rooms; private halls, baths; hardwood; rents $19 up.

40 and 42 West 64th St.

Five and six rooms and bath; hot water; all light rooms; newly decorated; rents, $20 to $28. Apply on premises.

68TH ST., 253, 257 WEST—3, 4 large, light rooms; modern improvements; reduced rent; $11.50 to $15.

84TH ST., 57 WEST—Handsomely decorated six rooms, bath; steam heat; hot water; hall service; rent $28.

89TH ST., 72 WEST—All improvements; seven light rooms, bath; private hall; $35 and $40.

90TH ST., 126 WEST—Six rooms, bath; hot water; for selected tenants; rent $25, $27. Janitor.

176 WEST 94TH ST.

Six rooms and bath; steam heat; hot water; private hall; private house block; rents, $30-$35.

96TH ST., 136 WEST—Seven elegant rooms and bath, newly decorated, steam heat, hot water supply, exposed plumbing.

102D ST., 203 TO 224 WEST—First-class six to seven room apartments; all improvements, $25 to $45. STEVENS, 93d st., corner Columbus ave.

103D ST., 208 WEST—Six large rooms and bath; single flat; steam heat, hot water; $30. Janitor, or WARREN & SKILLIN, 96 Broadway.

106TH ST., 69 WEST—Elegant apartments, 6 rooms and bath, all improvements, well kept, near L; $20.

112TH ST., 9 TO 17 WEST—Just what you are looking for; 6 rooms and bath; latest improvements; steam heat, hot water, gas ranges; $25 to $29; private halls.

374 WEST 116TH ST.,

CORNER MORNINGSIDE AVE.

Elegant Flats, six rooms and bath; rent low to nearly tenants. Apply to janitor, on premises.

Flats and Apartments To Let

Unfurnished—West Side.

110TH ST., 224 WEST—5 rooms and bath; handsomely decorated, steam heat, all improvements; convenient to "L" station and trolley; rent $22 and up. Janitor or POTTER & BEO., 315 Broadway.

117TH ST., 35 TO 41 WEST, between Lenox and 5th aves.—Light flats, four rooms, bath, steam heat and hot water; rents $17 to $20.

119TH ST., 354 WEST—$25, $23, 6 light rooms, bath, hot water, halls heated; 110th st. station; inducement.

124TH ST., 152 WEST—Three and 4 rooms, centrally located; convenient to all roads; $9 and $11.

511 AND 513 WEST 125TH ST.—4 light rooms and bath; hot water; convenient to cable and parks; $14 to $17. Janitor, or WARREN & SKILLIN, 96 Broadway.

Unfurnished—Above 125th Street.

ONE MONTH FREE.

New flats, just completed; 5 rooms, bath; elegantly decorated; hot water supply; low rent; 800 to 806 East 142d st., near St. Ann's ave.

COLLEGE AVE., FORDHAM—Two-family houses; utility, healthfulness, beauty, improvements unsurpassed; $15. Stop Pelham ave. BURNETT.

LENOX AVE., 511—Second, steam heated flat, hot water supply; porcelain bath; $21; month allowed. Janitor.

LENOX AVE., 531, near 137th st.—5 outside rooms; bath and halls heated; $17; near school.

MODEL APARTMENTS.
4 and bath, all improvements;
3 rooms, all improvements;
hot water furnished;
rents, $11 to $15.
Private halls and stairs carpeted.
Apply on premises, 48 East 132d st.

MORRIS AVE., 851-853-855, 161st st.—Five large rooms and bath, $13-$15. Janitor, or SHARROTT & THOM, 3855 3d ave., corner Wendover.

Washington ave., 1182-1184, near 168th.

Handsomely decorated flats; 5 rooms and bath; hot water supply; reasonable rents for desirable tenants; on premises.

WASHINGTON AVE., 1995, near 178th st.—Flats, 6 rooms and bath; halls and stairs carpeted; all improvements; $17 and $18.

3D AVE., 3855-57-59, corner Wendover—Five large rooms and bath; handsomely decorated; steam heat, hot water; $16-$19. Janitor, or SCHARROTT & THOM, 3855 3d ave.

FREE RENT TO OCT. 1ST.

4 AND 5 all light rooms and bath; halls heated; rents from $12 to $16. Apply at office 2526 7th ave., cor. 146th st., or to Janitor.

8TH AVE., 2378—Elegant new four-room and bath apartments; modern improvements; gas range, stationary icebox; hot water supply; steam heat. Apply janitor.

127TH ST., 362 WEST—6 rooms, bath, all improvements, halls and bath heated, $23. Apply janitor.

126TH ST., 534 TO 550 WEST—Five large rooms and bath; steam heat, $16 to $20.

129TH ST., 260 WEST—Six rooms and bath; steam heat; hot water supply; all modern improvements; block from elevated station; month free; rents $22 to $26. Apply janitor.

133D ST., 1 WEST, corner 5th ave.—Four and five rooms, bath; steam heat, hot water supply; new house; rents moderate.

134TH ST., 891 EAST—Choice flats, 4, 5 rooms; all improvements; rents $12 to $14. See janitor or GRAHAM & WEBB, 1928 Lexington ave.

135TH ST., 633 EAST—Six large rooms and bath; private hall; convenient to elevated and cars; $20 and $24. Janitor.

135TH ST., 15 WEST—Beautiful apartments; 6 large, light rooms and bath; rent reduced; $20.

A CORNER FLAT, $25.

139TH ST., 300 WEST—Newly decorated; month free; 7 rooms; bath; large private hall; hardwood finish.

141 ST., cor. Edgecombe ave.—Five rooms, bath; all improvements; $20, $25. OETERS.

142D ST., 604 Lenox ave.—Five large, light rooms and bath; hot water supplied; rents $14-$17. Apply Janitor or T. W. SHOTWELL, 291 Lenox ave.

146TH ST., 611 WEST—Single flat, second story, five rooms, $15; janitor, three rooms, $4.

159TH ST. AND 3D AVENUE—Wonderful 4-room apartments (all sunny); modern improvements. Inquire on premises.

ELEGANT NEW FLATS,

$12.00 TO $18.00.

4, 5 and 6 large, light rooms, bath, dining room, all improvements.

166th and 167th Sts. and Park Ave.,

2 blocks west of 3d ave. elevated road station. Apply on premises.

165TH ST., AND LIND AVE., Highbridge—Elegant cabinet, oak flat, 8 large rooms and bath, $35.50—$9.—3, 4 ROOMS, perfect light; refined surroundings; no children; no drunkards. 636 West 152d st.

Borough of Brooklyn—Unfurnished

Brick Flats $12

Single flats, $12 to $15; 20 feet wide; four and five rooms, bath; all improvements; streets paved and sewered; two blocks from Van Siclen ave. station, Kings County "L." Office on corner.

German-American Improvement Co.

$11 AND $12.

SUMPTER ST., between Ralph and Patchen aves.—6 rooms and bath; all improvements, including hot water; 2d and 3d floor stairs carpeted; convenient to schools, trolleys and elevated; 30 minutes to Manhattan. Apply on premises, or to owner.

CHARLES HART,

4th ave. and Degraw st.

ELEGANT NEW FLATS. RENT FREE TO OCT. 1ST.

Grant and Liberty ave. station Kings Co. L. Five light rooms and bath; all improvements; open plumbing; halls carpeted; janitor service; 30 minutes from Manhattan; $11 and $12. Apply on premises, or owners, FLEER BROS., 281 Tompkins ave., Brooklyn.

ATLANTIC AVE., 1297-1367—$7 to $10 monthly, four large, light rooms; brick building; ranges, tubs. Janitor.

CORNELIA ST., 19—Six rooms, bath; $16; 90 Howard ave., near Hancock st., 5 rooms, bath, all light; $14 and $15; 868 Hancock st., 3-story flat, 5 rooms, bath; $14. Janitor. OWNER, 1311 Bushwick ave.

COURT ST., 233, opposite Baltic, Brooklyn—4 nice, light rooms; washtub, bath; carpet throughout house; $11, $12.

CLIFTON PLACE, NO. 88—Choice, small family flats; nice neighborhood; $10 and $12; all improvements. Janitor.

DUFFIELD ST., 93, near the Bridge, Brooklyn—Four large, elegantly decorated rooms, all improvements, $11 to $15.

Five and 6 rooms and bath apartments from $12 to $16; one corner apartment, 4 rooms and bath, $13; these apartments have all modern improvements, full janitor service, and can be seen Sundays.

EDW. F. MONAHAN,

689 Franklin Ave., Brooklyn.

$12—$13—$14.

60TH ST., NEAR 5TH AVE.—6 rooms and bath; all improvements; 30 minutes to Manhattan by trolley and elevated; janitor service; high ground; convenient to schools, etc. Apply on premises, or to owner.

CHARLES HART,

59th st., near 3d ave.

Heated Flats, 160 Vernon Ave.

near Tompkins ave., 7 rooms and bath; rent $20 to $25. Janitor on premises or

Sands & Lyons, 505 Nostrand Aev.

MADISON ST., 916 TO 934, near Broadway—Elegant heated flats; all light; convenient to Broadway trolleys and Gates ave. elevated station; moderate rents; all improvements; janitor service. WILLIAM