

TIMELY REAL ESTATE GOSSIP

Plans About Completed for National Convention of Realty Men.

MOVING SEASON IS NOW ON

Real Estate Men Occupying More Time on Renting Properties Than They Have Been in Selling.

This is moving season. During the last few weeks the attention of the public has been specially drawn to the fact by the changing in address of several prominent Omahans.

Preparing to leave Omaha for San Diego, H. J. Penfold sold his home at 3523 Howard street three weeks ago. During the last week C. M. Wilhelm sold his residence at Thirty-seventh and Jackson streets and F. A. Nash bought the E. A. Cudahy home at 518 South Thirty-seventh avenue and moved into it.

Others are building homes. Sidney Swanson, proprietor of the Calumet restaurant, will soon start the erection of a home at Thirty-eighth and California streets, and Thomas Quinlan of Hayden Bros. stores will build a home next door to him.

There are many others that could be mentioned who have been seized by the moving spirit.

Men of national prominence will be in attendance at the fifth annual convention of the National Association of Real Estate Exchanges, to be held at Louisville, Ky., June 19 to 21. Brokers in every branch of the real estate business are expected to be present and to participate in the various activities of the convention. During the last year the national association has added about 1,500 members to its roster, and it is expected that several more will join before the convention this year concludes.

Samuel E. Thorpe of Minneapolis is president of the national association. Mr. Thorpe has given a great deal of time and attention this year to building up the organization, and has visited many cities throughout the country in this work.

The vice presidents are Frank Craven, Philadelphia; V. H. Burghor, Chicago; Samuel Collyer, Seattle; G. B. O'Reilly, St. Louis; Forrest Adair, Atlanta, and C. D. Shepard, Winnipeg.

R. Bruce Douglas of Milwaukee is secretary, A. G. Bowes of Denver is treasurer, and Thomas S. Ingersoll of Minneapolis is executive secretary.

Arrangements for the convention are about completed. It is expected that fully 1,000 delegates will be in attendance at this meeting, and it is expected to be the largest gathering of real estate men ever held in America.

The man with many millions of dollars to invest, cannot put all his money in tenements, because he would have to own several hundred, and that would require too much attention from the investor. But for the man of moderate means there is nothing better than a few well selected tenements, according to a prominent New York authority.

Let us consider the advantages in favor of the tenement house as a form of investment.

First, it is rentable at all seasons of the year. Every month you have a renting market. In business property if a man owns in the section where leases run out on the first of February and he hasn't managed to find a tenant by that date the chances are ninety out of 100 he will carry the vacancy for the entire year. This is equally true of private houses and high grade apartment houses where the first of October has grown to be the end of the renting season.

In the second place, the loss due to each vacancy is very small in relation to the total rental of the house, so that not only is the period of vacancy apt to be short, but the amount of loss is likely to be trivial both absolutely and in comparison with the loss suffered in business properties or high grade apartments.

Third, the renting is less dependent on fashion or on shifting centers of activity. For example, when the silk trade moves from Grand street up to Fourth avenue there is a wholesale migration of tenants they empty out the older section completely.

It may be some time before other trade comes to fill in its gap. One could hardly conceive of an occasion that would require a wholesale migration of tenement house dwellers from one section to another. In the case of higher grade apartments the consideration of a more fashionable neighborhood or some newer improvement, or some new fad or fancy that will make the tenant or, rather the tenant's wife or daughters feel that they must make a change to be up to date, plays a most important part, and lo and behold, a well rented apartment house is never subject to such sudden squalls.

Fourth, if reductions must be made to keep a tenant the reduction in the tenement house is small, but no slight reduction will tempt the merchant to remain when the majority in his own line will have migrated to some other section of the city.

Fifth, comparing the tenement with high grade apartments and with business buildings or office buildings that are not leased to one tenant the percentage of fixed charges is smaller by far. This increases the net return, which in any case is larger in this class of property.—National Real Estate Journal.

The Florence boulevard from Grand avenue to Miller park is to be macadamized this year and this stretch of boulevard is being rapidly developed with fine new homes, many recent sales having been made.

Ex-Sheriff E. F. Braley is building a handsome new brick bungalow type dwelling, which will cost in the neighborhood of \$5,000, in Newton addition. Glenn W. Smith is also building in the same addition a fine residence costing \$4,000.

Ralph W. Emerson is building a \$2,500 bungalow just south of Norwood addition. H. A. McCord, a wealthy retired farmer, is building a new home to cost \$4,000 on a two-acre tract of ground in Norwood. John C. Ludeke has bought an acre lot in Norwood for \$1,500 on which he will at once build a large bungalow of brick and concrete construction.

Mrs. J. M. Paul has bought from Charles W. Martin a home with three acre tract of ground in Norwood for \$2,500.

W. Sherman Felt, chief clerk in the railway mail service, recently transferred from Chicago, has purchased two lots in Norwood addition on which he will build a residence.

R. H. Findley, construction engineer for the Omaha Street Railway company, has bought a lot on the Florence boulevard just east of Miller park in Norwood addition, for \$1,000 for an investment.

Harry O. Haller is building a new \$2,500 home in Norwood addition fronting on Miller park.

John M. Walsh, superintendent of the new Woodmen of the World building, is

building a \$3,500 home in Norwood fronting on Miller park.

Deals in Real Estate.
Scott & Hill have sold six houses under construction by them in Dean place, north of Hanson park; a bungalow at Twenty-eighth and Crown Point Avenue, a cottage on Hall avenue and several other properties. Their growing business has made necessary the enlarging of their office space in the McCague building. Hastings & Holden report the following sales:

Lot in Mystic Park addition, west of Krug park, to F. S. Trullinger, \$270.
Lot in Vineland addition, Forty-seventh avenue, between Wirt and Maple streets, to W. H. Burns, \$350.

Lot in Kountze place, on Evans, between Eighteenth and Nineteenth streets, to S. J. Carey, \$300.
One-acre lot in Acre Gardens addition, to C. B. Larson, \$500.

Lot in Kountze place, on Nineteenth, between Pinkney and Evans streets, to E. G. Holsington, \$300.
House at 411 North Thirty-sixth avenue, to K. LaBrie, \$1,000.

Seven-room house, 2424 Pratt street, to W. E. Rosnie, \$875.
Six-room house, 401 North Thirtieth street, to Joseph Snyder, \$2,900.

Lot in Kountze place, on Evans street, between Eighteenth and Nineteenth, to William Ripley, \$300.
Lot in Vineland addition, between Maple and Wirt street, to John C. Mayes, \$400.

Six-room house to M. J. Haberstroh, \$2,500.
Lot in Sulphur Spring addition, between Pinkney and Emmet streets, to Harry D. Buding, \$500.

Lot in Kountze place, on Evans street, between Eighteenth and Nineteenth, to W. J. Addy, \$300.
Five-room cottage, 265 Maple street, to E. H. Kinsell, \$2,750.

Lot in Kountze place, on Evans street, between Eighteenth and Nineteenth, to C. L. Strand, \$500.
Lot in Vineland addition, on Forty-seventh street, between Wirt and Maple, to Harry E. Plotts, \$300.

Half acre lot in Home Acres addition, to E. C. Tigh, \$400.
Lot in Lincoln Heights addition to C. E. Johnson, \$300.

Two acre lots in Vernon Heights addition, to F. J. Turner, \$75.
Lot in Lincoln Heights addition to Paul Moser, \$400.

Three and a half acre and seven-room house in Acre Gardens addition, to J. O. Bohren, \$2,200.
Lot on Grand Avenue, between Fortieth and Forty-first, to William C. Hughes, \$25.

Lot in Lincoln Heights to S. E. Waters, \$150.
Three lots in Vineland addition to Oscar Olsen, \$500. Another one in the same addition to N. Birkeland, \$350.

Another one to G. A. Eastman, \$250. Another one to Carl Thystrup, \$375.
Lot in Kountze place, Pinkney and Evans streets, to C. Hansen, \$1,200.

Two acre lots in Vernon Heights addition to Henry Nelson, \$35.
Lot in Kountze place, on Evans street, between Nineteenth and Twentieth, to A. Graff, \$1,250.

The following sales were reported by Charles E. Williamson company last week:

Twenty lots and house just north of Carter park to Melinda and E. W. Schoenover for a home.

Lot and house in Mahoney & Minnehan's addition, South Omaha, to W. H. Stohmann.

Two lots in Mahoney & Minnehan's addition to Valdemar Rasmussen, builder, for building purposes.

Two lots in Mahoney & Minnehan's addition to Rudolph Sundell, on which a new home will be built.

One hundred and sixty acres in South Dakota to E. C. Duerfeldt, street car conductor, Omaha.

House and lot in South Omaha for investment to J. P. Anderson.

Two lots in Firestone subdivision to Arthur L. Sheets, on which he expects to erect a home.

One entire block in Florence, five acres and house, to Ake Anderson for a home.

Three lots in Mahoney & Minnehan's addition to W. W. Walker, World-Herald, South Omaha.

New house and two corner lots at Twenty-eighth and Burdette to R. H. Kuhn of Orchard & Wilhelm company for a home.

One lot in Mahoney & Minnehan's addition to Herman Parkhurst for home building.

DISPLAY WEEK BIG SUCCESS

Manufacturers Decide to Show Home Products Annually.

MERCHANTS TO BE DANQUETED

Producers as Well as Retailers Feel that They Have Profited and a Big Jollification Will Be Held.

So pleased is the Manufacturers' association with the results of the window displays that the week of showing Omaha made goods will be made an annual affair. This decision was reached after the attitude of the retail dealers toward the project was found to be so favorable.

A committee has been appointed by the association to make plans for a dinner and entertainment by which they can show their appreciation of the use of the retail windows to the retail dealers. The committee will confer with the retail dealers in whose windows the displays of Omaha made goods have been placed regarding the advisability of the dinner or entertainment. In the meantime the opinion of the dealers in the downtown shopping district on the proposition of holding a week of window displays every year will be gathered by the association.

Trade is Enlivened.
Many dealers have reported to the manufacturers that the displays have decidedly enlivened trade and that they would be in favor of making the display an annual event, making the displays more elaborate each year.

Display week practically will close tonight, although many of the window shows will remain in place until Monday. Some of the manufacturers began taking out their exhibits this morning. These, however, were located in shops that close Saturday afternoon or are closed Saturday night. The guessing contests in most instances will be kept open in anticipation of the Saturday night rush. A few of the manufacturers have put in extra boxes to contain the guesses of the shoppers expected as a windup of the display week.

These cards will be judged next week and the announcement of the winners of the various guessing contests will be made simultaneously by all the manufacturers next Sunday.

Council Finds Some Funds for Lighting

Members of the city council are planning a trip to Council Bluffs to investigate that city's ornamental lighting system. A sum of money remains in the lighting fund which the commissioners generally are in favor of spending toward an ornamental lighting system here. A resolution directing action may be passed at the meeting Tuesday, when the condition of the lighting fund will be familiar to each councilman, a statement having been issued to each.

WHARTON BEING SUE FOR INJURIES TO BOY

Glenn C. Wharton, president of the Omaha Lumber and Coal company, is sued for \$5,000 damages for personal injuries by Michael Morrissey, a 9-year-old country club caddy, in district court, the boy alleging that Wharton in his automobile ran him down at the club on May 18. The petition sets out that the lad's right hip was broken. The suit was filed by John Morrissey, father of the boy, plaintiff.

NEVILLE TO BUILD NEW FOUR-STORY STRUCTURE

Judge James Neville, who is erecting a building at the northwest corner of Sixteenth and Dodge street, has taken out a building permit to build a four-story brick building, 22½x26 feet at 107 North Sixteenth street. The frame structure now at that location will be razed to make room for the new building, which is to cost \$12,000.

Key to the Situation—See Advertising.

Funeral of Captain Savage Will Be Held on Monday Morning

The funeral of John H. Savage, chief of the detective department of the Omaha police force, will be held Monday morning at 8:30 o'clock from the residence, 1300 South Eleventh street. Services will be held at St. Patrick's church, Fifteenth and Castellar streets, at 9 o'clock. Father J. T. Smith will officiate.

Three platoons of police under the direction of Lieutenant Thomas Hayes will escort the body from the residence to the church and part way to St. Mary's cemetery at South Omaha.

The active pallbearers will be Acting Chief of Detectives W. T. Devereese and Detectives J. T. Donahue, Edward N. Fleming, J. T. Dunn, M. J. Sullivan and F. H. Murphy. The honorary pallbearers will be Chief Donahue, Captain H. W. Dunn, Captain M. F. Dempsey, Mayor James C. Dahlman, Police Commissioner John J. Ryder and ex-Police Commissioner W. F. Wapplich.

Boy Admits Holdup When He is Sentenced

An affecting scene was witnessed in the criminal division of the district court yesterday, when Roy Parsons, the 19 year old boy convicted of holding up and robbing the crew of a School for the Deaf street car, was sentenced to three to fifteen years in the penitentiary by Judge Sutton. The court urged Parsons to make himself a model prisoner and indicated that if he pursues a straight course he may be paroled at the end of a year. When Parsons was led away after sentence his aged mother threw her arms around him and both wept.

"Oh, my boy, my boy! Why did you do it?" cried Mrs. Parsons.
"Mother, I didn't realize what I was doing," sobbed the boy.

Parsons will be taken to the penitentiary Monday.

WELL KNOWN CIGAR MAN DIES AFTER YEAR'S ILLNESS

John G. Brandt, a well-known cigar man and musician of Omaha, died Friday night at the home of his brother-in-law, William Paulsen, Fifty-ninth and Center streets. The funeral will be held Monday afternoon at 2:30 o'clock from the residence of George Maxfield, 2204 Burdette street to Prospect Hill cemetery.

Mr. Brandt had been sick for nearly a year with Bright's disease. He formerly was a member of Green's band and was affiliated with a local cigar concern for nearly fifteen years.

He leaves a widow and three sons. He was a member of the Platideutscher Verlen association, the Musicians' Federation and the Modern Woodmen of the World.

CHAMPION PEDESTRIAN WALKS ACROSS CONTINENT

Private John H. Claus, Sixty-fifth infantry, New York National Guard, who has out-Westoned Edward Payson Weston in several respects, arrived in Omaha afoot yesterday, en route from New York to San Francisco. He is walking on a water to cover the distance in eighty-five days. Claus will tell of his experiences this evening at the Airdome on Farnam street.

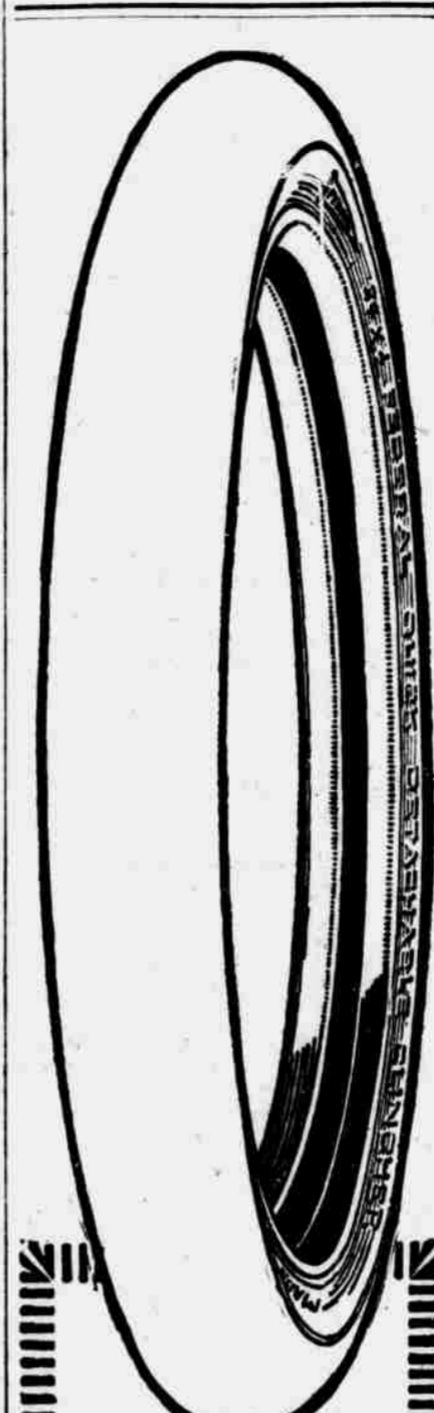
Claus holds the record for a 500-mile endurance walk between New York and Buffalo, finishing the distance in 9 days, 10 hours and 45 minutes. Six men entered in this contest, and three finished. He has also broken the record of the veteran pedestrian, Weston, for 1,000 miles between New York and Chicago. Claus holds other walking records.

YOUTH GOES TO KEARNEY FOR STEALING GOLF BALLS

Charles Rosenan, 16-year-old son of Mr. and Mrs. William Rosenan, 225 South Twenty-ninth street, was sentenced to the state industrial school at Kearney yesterday morning for stealing golf balls from the Field club grounds. There were other charges against him.

Sale of Fireworks Restricted by Warden

Fire Warden Ed Morris has announced that sales of Fourth of July fireworks will be prohibited until the day before the Fourth. Wholesale houses may sell them, but retailers are warned that no sales will be tolerated. The ordinance limits the size of firecrackers and prohibits the firing of any dangerous combustibles.



FEDERAL "Extra Service" TIRES

Will reduce your tire expense. Let us show you these durable high grade tires and explain the reason. Federal Tires are known everywhere as the tires of "Extra Service." They deserve the name.

In all types for all standard rims
The Arthur Storz Auto Supply Co., Distributors, 2020-22 Farnam Street.

34x4 Air Capacity, 858 Cu. In.

10% Oversize Add 25% to the Mileage

Goodyear No-Rim-Cut tires are never less than 10 per cent over the rated size. Actual comparison was lately made with five leading makes of clincher tires. And No-Rim-Cut tires, measured by air capacity, averaged 16.7 per cent larger. But call the oversize merely 10 per cent. That means 10 per cent more air—10 per cent added carrying capacity. And that, with the average car, adds 25 per cent to the tire mileage.

No Rim-Cutting

Then, these patent tires end rim-cutting forever. Statistics show that 23 per cent of all ruined old-type tires are rim-cut. These new-type tires—No-Rim-Cut tires—save that 23 per cent. These two features together—No-Rim-Cut and oversize—under average conditions, cut tire bills in two. That is why No-Rim-Cut tires now far outsell any other tire. They are used today on some 200,000 cars. You are bound to come to them. But, while you are waiting, your tire cost is twice what it need be. Let us prove this to you.

Our 1912 Tire Book, based on 13 years of tire making, is filled with facts you should know. Ask us to mail it to you.

GOODYEAR
AKRON, OHIO

No-Rim-Cut Tires 10% Oversize

THE GOODYEAR TIRE & RUBBER CO., Akron, Ohio
This Company has no connection whatever with any other rubber concern which uses the Goodyear name.

OMAHA BRANCH, 2212 FARNAM ST.
Tel. Douglas 4190, Bell.

Stoddard-Dayton

STODDARD-DAYTON "Stratford" Model

\$1,900

FULLY EQUIPPED AND READY FOR SERVICE

5 Pass. 38 H.P.

With the same exquisite lines characterizing highest priced models of the Stoddard-Dayton, the Stoddard Dayton "Stratford" model with full equipment, presents inviting value. At the price named you get rain vision Windshield, Speedometer, Self-Starter, Horn and Side Tire Irons. You get running board tool boxes, tools, jack, tire tools. You get Quick Detachable and Demountable Rims, including one spare rim. You get full mohair top and top boot.

You get foot-rests—robe rails—foot accelerator. You get complete lighting outfit, including gas tank and five high quality lamps. You get magneto, completing dual ignition system. In short, you get the car ready for the tour. L-head motor with four cylinders 4 1/4 x 5 1/2—wheel base, 114 inches—tires 36x4. Choice of color: Maroon, Gray or blue body with Gray Gear. A comfortable, roomy car with every modern refinement.

STODDARD-DAYTON "Savoy" Model

\$1,500

LIKE STRATFORD FULLY EQUIPPED—28 H.P.

This car is fitted with a four cylinder L-head motor, with enclosed valves. The motor runs so quietly it can hardly be detected. Wheel base, 112 inches—tire 34x4—rims quick detachable. A car of economy and service.

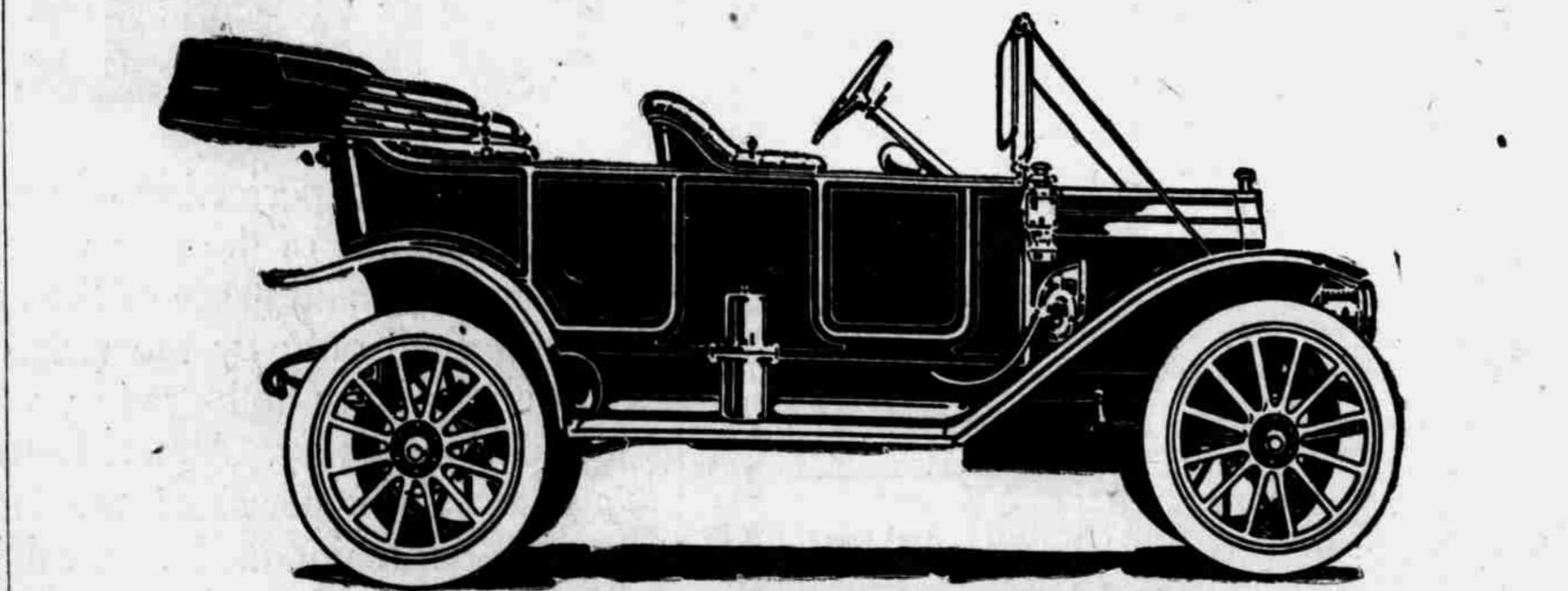
16 Other Models Ranging from \$1350 to \$6250

Drop in and let us demonstrate one of these cars; or, better, still, call us up.

J. J. Deright Co., Distributors

1818 Farnam St. OMAHA, NEB.

STUDEBAKER FLANDERS-20



Touring Car, \$800, f. o. b. Detroit
Top, Windshield, Speedometer and Prestolite Tank, \$85 Extra.

READ THESE SPECIFICATIONS

Selective transmission, 3-speeds forward (same as higher priced cars).
Dual ignition, magneto and battery (same as higher priced cars).
Power enough to take you anywhere you want to go.
A real guarantee backed by the 60-year old Studebaker Corporation insures your satisfaction.
No other car at same price has these advantages.

Studebaker Corporation Wholesale Omaha Branch
2026 Farnam Street
E. R. Wilson Automobile Co., 2010-16 Harney Street. Retail Sales Agents

RENT your vacant house. Why let it remain empty and non-producing?

Find a tenant through the "Houses for Rent" column of The Bee. See today's Want ads.