

Building Loan Officials Report Prospects Good

Strong Note of Optimism Is Sounded in Reports Received From Concerns in 16 Cities.

By T. J. FITZMORRIS.
Strong note of optimism is sounded by managers of building, savings and loan associations in their comment on the business outlook in Nebraska for 1924. Reports received from men in daily touch with saving and home making people, fairly registers the tone of business conditions in the communities heard from.

Out of 33 reports from cities outside of Omaha, 14 declare "business prospects good," seven regard the outlook as "very fine" five report "prospects exceptionally fine" three say "the outlook is better than a year ago" one says, "prospects not as good as in 1923," another says, "outlook even better than last year," and one "slow."

From 16 Cities.
The cities included in the reports are Lincoln, Nebraska City, Beatrice, Tecumseh, Seward, Hastings, David City, Grand Island, North Platte, Columbus, Fremont, Norfolk, Hartington, Ord, Aurora and Wakearusa.

With only two exceptions the reports are uniformly optimistic and confident. Among the co-operative associations of Omaha the outlook is equally cheerful and satisfactory.

The business development of Nebraska associations during 1923 surpassed the post-war boom year of 1920. Reports from 40 leading associations show assets totaling \$105,000,000, a gain of \$14,000,000, or 15 per cent in 12 months.

Assets Show Increase.
If the associations not reporting have maintained the average percentage gain, the assets of all associations in the state, on the first of the year, approximated \$114,000,000, indicating a fiscal year total around \$122,000,000, on June 30 next, compared with \$108,798,989 last June.

The associations reporting made 2,986 loans for new buildings, mostly homes, during 1923, compared with 2,603 new building loans in 1922.

The inflow of money is reported plentiful, as is customary in mid-winter, insuring an abundant supply for new construction demands during the coming building season.

Destiny licked Napoleon at Waterloo. Perhaps it is to give ordinary folks a chance that you are held down.

New Invigorator Wins Praise From a Doctor

Commenting on treatments supposed to aid in restoring youthful vigor to the aged and those prematurely "old," Dr. G. L. Miles, a California physician of 40 years' experience, says: "I have been told of all kinds of capsules and tablet cures, and all have been condemned, but korex compound is, without fail, the best invigorator I have yet known."

An Illinois physician, 78 years of age, after trying this recently discovered compound in his own case, says: "Soon after supper, I took two of the korex tablets. When morning came, I thought I was young again. I continued the treatment and am well pleased."

Men and women in all parts of the country have reported gratifying success with this simple home treatment in cases of impaired gland and nerve functioning, lost vigor, premature age, failing memory, poor appetite, exhaustion and debility. Some letters tell of surprising results observed in only a few days.

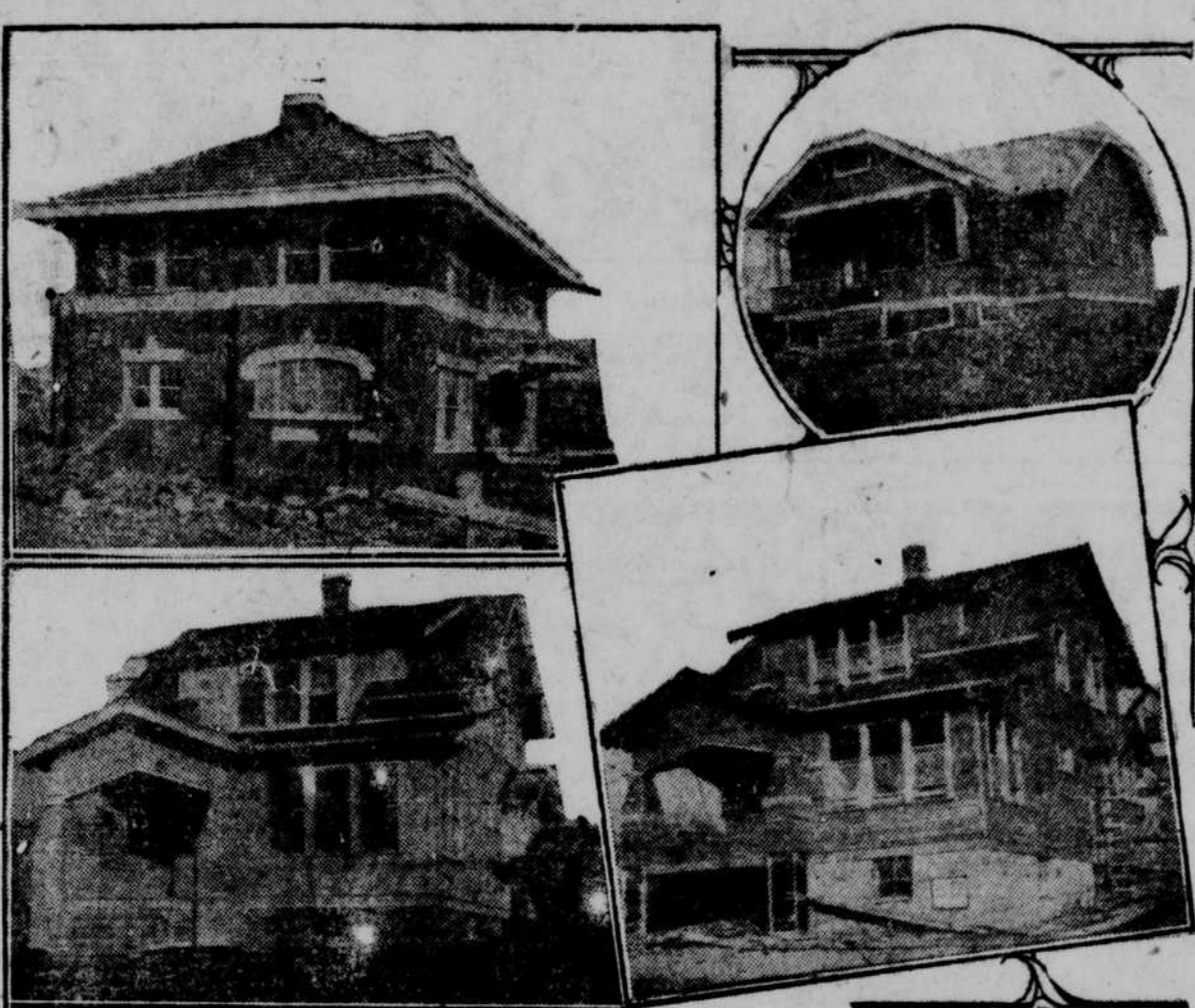
A full-strength treatment of the compound in tablet form can be obtained, under a money-back guarantee, by writing direct to its distributors, the Melton Laboratories, 1474 Melton building, Kansas City, Mo., a thoroughly reliable company. Those wishing to accept this guaranteed offer should enclose \$2 with their order or agree to pay \$2 and postage when the parcel is delivered. The purchase price will be refunded immediately, however, to anyone who reports to the laboratories within ten days that he is not satisfied.

HAD TO LET HOUSEWORK GO

South Bend, Indiana.—"I was all run-down, tired out, and had pains in my back and bearing-down pains. I hardly drag myself around and was not able to do a bit of housework. My husband thought I had gone, but I had a bottle of Lydia E. Pinkham's Vegetable Compound and it helped me at night. The doctor said I had female weakness, and there was no help but to be operated upon, and of course that would cost us a great deal. My husband heard about Lydia E. Pinkham's Vegetable Compound at the factory and one night he stopped at the drug store and bought me a bottle of it. I had begun to think there was no help for me, but I took three bottles of it and now I feel like myself once more. The price for three bottles wasn't so much as the doctor had charged. I can't praise Lydia E. Pinkham's Vegetable Compound enough."—Mrs. DORA OSBORNE, 430 Sherman Ave., South Bend, Indiana.

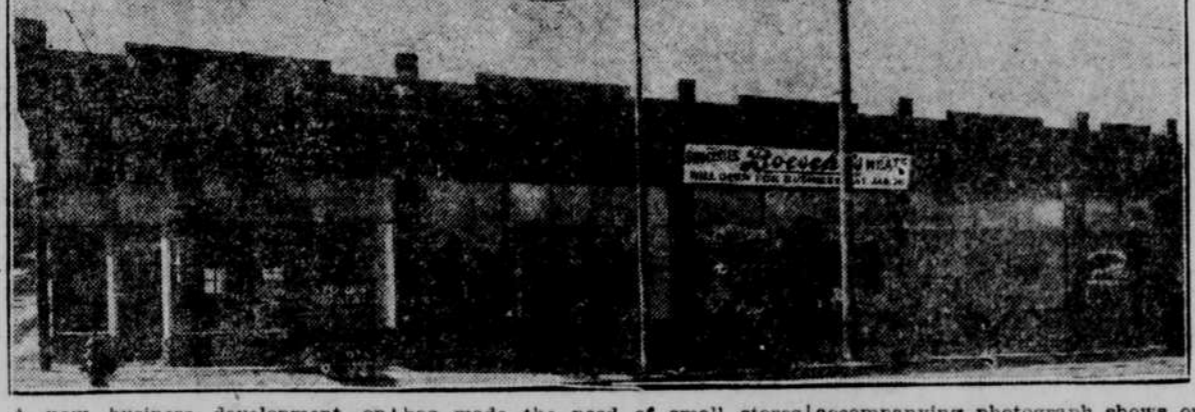
Women troubled with female weakness should give Lydia E. Pinkham's Vegetable Compound a fair trial.

Four Homes That Show Progress of Omaha



Here are four homes that show the progress that Omaha is making. They are only part of the many homes that have been built in the last year. On the upper left is a residence built by E. J. Sessinghaus, architect and builder, at 5312 Cuming street. On the lower left is one of the houses built by C. G. Carberg, at 3055 South Thirty-third street. On the lower right is another Carberg house located at 3009 South Thirty-second street. In the circle is a picture of a house built by the R. F. Clary company at Fifteenth and Charles streets. The four houses are representative of the building throughout the city and were picked in various sections.

New Store Building on North Side



A new business development on North Thirtieth street in the Minne Lusa and Florence fields additions has made the need of small stores imperative. Five of these stores have been erected as a result of this.

City Planners Say No Profiteering Speculation to Be Curbed on New Park Drive Land.

C. D. Glover and C. A. Grimmel, chairmen of the real estate board's city planning and civic improvement committees, will make it their business to see that no speculative prices prevail when the city gets ready to take over property for Omaha's river drive and park system.

The realty board has instructed these two committees to work with the city commissioners and city planning board to see that the necessary property for this work is acquired at the least possible cost. Members of the committees have been advised that speculators are contemplating immediate purchase of some of the bluff land, thinking they will get the city to pay them a profit.

"We will see to it that the city doesn't pay any speculative prices for this land," the committee chairmen said yesterday. Probabilities are that some property owners will give the city part of their land before the project is finished.

Some Farmers Prosper, Loan Examiner Avers

J. E. Adams, a farm loan examiner for the Kluge investment company, cites the following incidents that he learned about on a recent trip through the state, as evidence that farming is a sure and certain business:

"A renter near Brule, Neb., had no money or credit so he borrowed some horses and implements. The corn crop totaled 12,000 bushels of which he got two-thirds, worth \$4,000.

"At Big Spring are two boys who come from Illinois two years ago. This year they raised 15,000 bushels of corn, giving them 10,000 bushels for their share and putting them out of debt.

"A banker at Wauwata told me of 150 acres of land just sold for \$3,000 to a young man who came into this country a few years ago with nothing, and who now owns an adjoining one-half section of land clear of all encumbrance."

Morton Meadows Tract Lot Sale Is Planned

Harrison & Morton, realtors, are announcing a sale of lots in the Morton Meadows addition, in the Field club district. The addition is located on Poppleton and Woolworth avenues and extends from Forty-second to Forty-fifth streets.

There are only 87 lots in the addition that are to be sold. The firm feels confident that the entire addition will be sold out quickly.

Guy Kiddoo Gives Talk to Building Managers

Guy Kiddoo of the Omaha Trust company spoke last week before the Omaha Building Owners' and Managers' association in connection with the "Know Omaha" campaign.

Three Sales by Maenner

T. H. Maenner company, which has recently opened a real estate brokerage department, reports the following recent sales:

4405 North Eighty-second street to Joseph Backer.

3101 South Twenty-first street to Joseph Maenner through the Schroeder investment company.

4421 North Forty-second street to Milo K. Rath.

Rheumatism, Neuralgia, Stiffness of Joints, Sluggish Circulation

Red Cross Liver Pills—A treatment that regulates the secretions of the liver, kidneys, stomach and bowels which indirectly are the cause of most diseases. A treatment that is prepared according to the latest science in the practice of medicine.

Red Cross Liver Pills attacks the real cause of a clogged liver, slow working kidneys, disordered bowels and digestive system; they overcome constipation, sick headaches and dyspepsia.

Red Cross Liver Pills are put up in watch-shaped, screw top bottles, sold in Omaha by Sherman and McConnell Drug Co. for 25c or sent by Rae Bros., Minneapolis. The genuine has the Red Cross insignia printed on box.

Civic Bodies and Realtors Plan for Banner Year

Chamber Municipal Affairs Committee Proposes Charter Amendments to Improve Building Conditions.

With prospects of a banner year in real estate every effort is being made by realtors and civic groups to encourage building.

Inducements to build at once are being offered by real estate dealers. New additions are being opened or planned preparatory to being opened. On every hand activity is to be seen in preparation for the coming of spring and the building season.

Civic groups are doing their part in attempting to obtain more paving, to have the paving now down required and to build new drives.

The latest step in the campaign is a resolution of the civic and municipal affairs committees of the Chamber of Commerce recommending placing of charter amendments on the ballot at the spring election, May 6.

Chief among these proposed amendments is one that would give the city council power to order paving on boulevards within a radius of one and one-half miles of the city hall.

Streets Already Covered.
The council now has the right to order paving on all streets within that radius without applying for a petition to the property owners.

Another amendment would protect property owners from short-time taxes and penalties on opening and widening streets. At present the taxes for such work are assessed against the property along the street that is being improved and is payable within 90 days.

Some of the original indebtedness of Douglas city, acquired when the county was first incorporated, still exists, Ellis said. The city is in much the same predicament and cannot help itself until some system is devised whereby bonds can be retired when they mature.

St. Marys Avenue Tract Purchased as Investment

Morris Jacobow has purchased for investment the northeast corner of Twenty-fifth and St. Marys avenue for \$16,000. The property belonged to Thomas Lynch, a non-resident, and the deal was made by Glover & Spain, Omaha realtors. The property is improved with three frame houses and a small store on the corner.

New Industrial Area Opened in North Side

The World Realty company's new industrial subdivision known as Commercial avenue addition, was placed on the market last week. Prices range from \$2,200 to \$10,800 per tract. There are 18 of these tracts, some of them containing several city lots.

Maenner Addition Offers Lots Centrally Located

One of the most centrally located additions open is that of the T. H. Maenner company in North Omaha. It is located between Ames and Fowler avenues and Forty-first and Forty-second streets. There are only 30 lots in the addition and of these several are already sold.

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New City Real Estate Office Opened Here



S. B. Johnston, who for nine years has been secretary and treasurer of the Desford-Johnston Co., realtors, has opened offices for himself at 434-435 Securities building, and under the name of the Johnston Realty Co., will operate a general brokerage business in city real estate.

Johnston has devoted most of his time for the last few years to handling investment properties and has been successful in this business. He will continue to specialize in Omaha investments and to push the sale of homes, especially on the north side.

New Additions Help Pay Omaha Taxes

The value of additions to a city from a standpoint of taxes was shown in a statement by Charles W. Martin, according to figures he obtained at the assessor's office, the total assessed value of the Minne Lusa addition in 1914 was \$61,300, and the taxes were \$715.02. In 1923 the same section was assessed on a value of \$1,846,145 and the city collected in taxes \$41,095.

In his talk he pointed out that this collection of taxes aided people in every section of the city. He added that the new addition put on the market by his company, was even larger than Minne Lusa and would therefore be a greater source of revenue.

West Dodge Acres Opened to Buyers

West Dodge acres are opening the West Dodge acres a short distance west of Fairacres. It is only a 20-minute drive from the center of the city.

McCague Firm to Push New Bonita Addition

With prospects bright for an excellent selling year, the McCague Investment company is ready to push their Bonita addition harder than ever.

New Tract Has Unique History

Florence Fields Passed From Hands of Indians to Mormons in Early Days.

From the Indians to the early Mormon settlers; from the early Mormons to James Monroe Parker; from the heirs of James Monroe Parker to Charles W. Martin. That is the history of Florence Fields, the new addition being marketed by the C. W. Martin company.

The new addition is north of Minne Lusa and offers equal, if not greater, possibilities for the prospective home owner. It is high and well served by street car and with paved roads.

Mr. Martin declares that the addition is so far the best ever offered by his company that he looks for an exceptionally prosperous year in marketing lots.

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addition is located just beyond the city limits of Benson. The addition was formerly the Brown estate and had been in that family 60 years when the McCague company purchased it. It has been opened for one year and is more than half sold now.

AMERICAN TENT & AWNING CO., INC.



Mr. Henry Slattery came from Sheridan, Wyo., two years ago very highly recommended, having been connected with the C. B. & Q. R. R. at Lincoln, Neb., and Sheridan, Wyo., for nine years.

Mr. Slattery has many Omaha friends who know him in colleges at Lincoln. Since being in Omaha he has been connected with Sunderland Bros. Co., a member of the Douglas County American Legion.

AMERICAN TENT & AWNING CO., INC.

40th & Farina Phone HA. 5022. Omaha, Neb.

NEW FURNITURE At Sale Prices

Every piece of furniture in our entire stock is entered in our Remodeling Sale at greatly reduced prices.

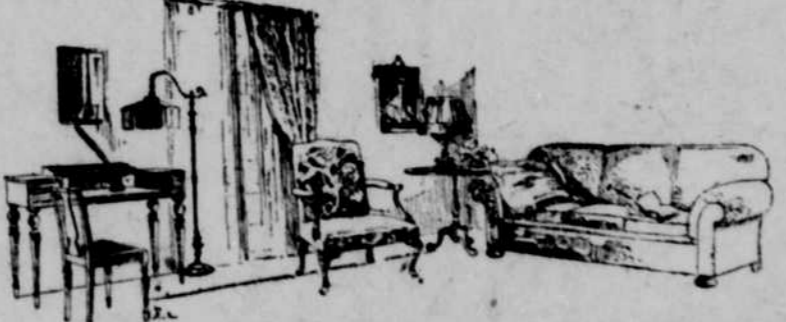
None of our merchandise was purchased for sale purposes. On the other hand each item was carefully considered and finally chosen for its individuality.

The fact that our regular prices were unusually low, coupled with our Remodeling Sale reductions explains the enthusiasm of our customers. The discriminating buyer seeks more than price. Our stocks afford you as well the Home Giving quality found only in "Good Furniture"

Odd Pieces at Odd Prices

An exquisite blue vase with rose-gold shade. Price, complete... 24.75

Tudor mahogany console table with curved top and apron, price... 19.50



Brandt's "Good Furniture."

1809 Douglas Street
Opposite Hotel Fontenelle

OZARK LUMP (SEMI-ANTHRACITE)

All Ozark Coal Is Hauled Direct From the Car to Your Home

SOOTLESS SMOKELESS GASLESS 80% LUMP, \$13.80 PER TON

BOYER-VAN KURAN LUMBER and COAL CO.

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February Issue Practical Cookery COMING Food News Phenomenal Economy Hint! Feb. 17th

Miss M. Mitchell Tells How Cuticura Healed Her Mother

"My mother had a bad breaking out on her head which caused her much trouble day and night by burning and itching. It took the form of blisters at first and then scalded over. It looked terrible and her hair fell out. She lost sleep on account of the irritation, and had been troubled for years.

She read an advertisement for Cuticura Soap and Ointment and purchased some. After the first application she felt better, and after using two boxes of Cuticura Ointment, together with the Cuticura Soap, she was completely healed." (Signed) Miss Margaret Mitchell, R. 2, Box 57, Spooner, Wis., July 16, 1923.

NEW GERMAN OIL SOLD UNDER WRITTEN GUARANTEE RUBS OUT RHEUMATISM.

A remarkable new discovery of German Chemists for the relief of rheumatism, gout and Neuralgia is astounding the medical world. This marvelous oil seems to kill rheumatic pain just as effectively as these other German pain killers—Novocain for painless dentistry and Aspirin for headache pain.