

WILL SELL ON "OPEN BOARD."

**Real Estate Men Have a Big Scheme
in Project.**

ANOTHER NEW DEPARTURE.

**Dealers "Get Together" for a Big Season's Business—Exclusive Agencies
—The week's Showing in Realty
and Building.**

The Real Estate Exchange.

It won't be the fault of the real estate agents if the Omaha realty market is not unusually active this fall.

Their best avenue to work is connected with

The Omaha Real Estate Exchange, which was organized last year, is to be given enlarged powers, one of which will be the creation of an open board, similar to a stock exchange, where daily meetings will be held and real estate transactions conducted.

The primary plan of the organization was principally for the purpose of giving mutual aid in the matter of making sales of listed property. Under the rules of the exchange, when a piece of property is listed with one member of the exchange, he, in turn lists it with every other member of the exchange, thereby greatly enhancing the chances of a sale.

A meeting on Thursday and another one yesterday at which the proposed enlargement of the powers of the body were fully discussed and will be finally acted upon at a meeting to be held on Tuesday morning.

There will be a meeting of the directors of the Board of Trade rooms, or some other equally suitable place of meeting, for one hour each day, at which time any property owner may place his possessions up for sale. This will give purchasers an opportunity of having a large selection of goods to pick before they come in a proper manner and is expected to revolutionize the real estate business in Omaha.

It is also proposed by some of the prime movers in this project to have securities, stock in local corporations and other papers of value placed in the hands of the public, in brief or rather, the ordinary man, dupers of

The city are on the committee that is engaged in formulating a plan of action to be presented for the consideration of the exchange at the meeting on Tuesday.

Exclusive Agencies.

The "exclusive agency" question is a topic of never failing discussion and interest among real estate dealers. It has been the custom in Omaha for the average property owner who wishes to sell to place his property in the hands of several agents with the idea that he is reaching a larger number of prospective purchasers. Yet the very men with whom the property is listed, if they would be frank about it, would tell the owner that his

better than anybody else, understand that nothing depreciates the value of property so much as having a host of agents hawking it around for sale. And, if the property already finds a ready purchaser, while the man who has an idea of buying always buys if he finds out the owner is not particular about selling. The reorganized Real Estate exchange consists of 100 members, all of the same form. Members of the exchange all place the same value on the property for sale and have their dealings with the agent with whom the property was originally listed. The maintaining of a uniform price is the purpose of the exchange. If the property is in the hands of rival agents, they shelve commissions, in their anxiety to sell, until the prospective purchaser gets an idea that each has been trying to swindle

by the board or the anxious owner is forced to drop his price down a few thousand dollars to some enterprising broker, who adopts this method of satisfying the buyer in his opinion, that the other fellows have been trying to gouge him.

"Homes On the Installment Plan."

An article printed in *The Bee* last Sunday pointing out some weak features in the installment plan of building and selling houses caused considerable feeling among the moved men who have been making investments in this kind of city. The editor of the paper has brought a new feature of scheme to light. A prominent real estate man who has given the matter considerable attention said:

tives of eastern capital who are making loans on their property. They go out of the boom of reason and give speculators loans of more than the property and improvements are worth. They are the cause of the frauds the purchaser a little in the price of the building, to put the whole business up without really investing a cent and pocket a nice margin besides. The representative of this capital is banking on Omaha's future and the advance in property, and he generally has no other resources. He is not prepared to come a period of depression in trade so severe as to cut the wages of the men who are building these installment houses, it will be remarkable if these capitalists do not lose the interest and in the end the installment houses are a speculation which they are not well-served except at a loss, with, except the

The Week's Deals. Gossip about big deals was plentiful about the real estate offices the past week, and a number of surprises are booked for early speculation in the coming week. The favorable action in actual transactions, and the week's business makes a fine showing. Despite the talk of croakers about inflation of acre values the demand for this kind of property has greatly increased within the past few weeks, and the prices for the same have advanced. The prices have been practically consummated. The transactions for the week were as fol-

Monday.....	65,886
Tuesday.....	71,350
Wednesday.....	119,006
Thursday.....	46,423
Friday.....	67,100
Saturday.....	108,254
Total.....	\$637,719

The Buildings.

Building permits were issued during the week as follows:

Monday.....	\$ 17,230
Tuesday.....	2,550
Wednesday.....	4,063
Thursday.....	3,849
Friday.....	5,875
Saturday.....	17,100

Total.....\$103,420.

George W. Hopper will build a \$1,000 addition to his home at 1924 North Twenty-eighth avenue.

John D. Croughan will build a two-story frame residence at 2911 Webster to cost \$10,000.

George L. Dunham will build a \$5,000 frame residence on Pinkney near Twentieth street.

H. W. Yates will build a \$3,000 frame dwelling on Chicago street near Thirty-first.

John Sutcliffe has commenced work on a five-story brick warehouse at the corner of Jones and Twelfth streets, to cost \$20,000.

R. A. McEachern will build a \$4,000 residence on Emmett street near Twentieth.

Henry Spiceter Cornwell,
 What royal pomp invests these golden days,
 Where the oblique and unwary sun,
 His bright eclectic journey almost run,
 Kisses the leaning globe with tempered
 rays;
 What paucities of color bluish or blaze
 Along the woods, of crimson, gold, and
 dun,
 When sunset strikes the mountains, one
 by one,
 And kisses them to splendor as we gaze!
 No dies the year in beauty. On her cheek
 This nectar soon will pale, and wane and
 wear,
 And all bereaved of her imperial charms,
 Winter shall fold her in his icy arms
 And draw above her form his spotless
 garment.