

ACTIVITY IN OMAHA REALTY

Real Estate Men Generally Declare That Better Days Are Here.

QUICKENING DEMAND EVERYWHERE NOTED

Surplus Money Seeking Investment for Accommodation of Home Builders and Homeowners Where It Will Yield Best Returns.

Inquiry among the leading real estate dealers of Omaha discloses a truly surprising and remarkable state of optimism among them as to the immediate future. It is the general sentiment of dealers that there has been a gradual and considerable quickening of trade in Omaha during the past year, notably so since the opening of spring. Just now most of them are busier than they have been in years.

The consensus of expert opinion is that Omaha is growing materially in population, which fact is evidenced by the active demand for residence properties, both for purchase and rental. The demand is making Omaha property good dividend-paying property, and as money has accumulated in the hands of the people during the reaction from the late depression, interest rates have gone down. These conditions, with the quickening of trade in Omaha, are all factors pointing to a better return than almost any other investment in sight. There has been no general recovery from the depression in property values. Omaha property is lower, it is asserted, than it has ever been before since Omaha became a city, and lower than it is ever in reason likely to be again. It has touched bedrock and any future change must be an advance. These conditions have begun to make themselves distinctly felt. The confidence existing among those who are best qualified to judge of the healthfulness of local conditions is really surprising.

How far this sentiment prevails may be judged from the optimistic expressions quoted here:

A. P. Tukey—I have been in business in Omaha nearly twenty years, and I never sold half as many homes in the same time as I've sold since March 1 last. I have in that time sold fifty-seven homes and lots to as many home-owners. The indications are that there will be more homes bought in Omaha in the next year or two by men of moderate means than ever before. There is no question that absolute home-owners make better citizens and better cities.

R. C. Peters—Trade is better this spring than it has been in years, and prospects look very good—considerable more call and quite a number of sales.

Homes Are What is Wanted.

John S. Knox of Payne-Knox Co.—Our experience is that there has been a steady improvement in the demand for smaller improved residences, especially in the medium priced, well located, vacant lots. It began with the opening of spring and has held up steadily. Our sales have been in lower-priced homes, ranging from \$1,000 to \$4,000 for improved properties.

William G. Shriver of Wyman, Shriver & Co.—We find the trade very good at present. There is lots of inquiry, especially for certain classes of real estate. We have made many sales lately, and I look for the activity to sustain a steady increase.

George N. Hicks—There is a fair demand for first-class residence property, low-priced cottages and inside trackage property. There is also an active movement in farm property. Increased immigration and the general prosperity of Nebraska farmers is leading to an upward movement in farm land prices.

G. S. Benawa—Current sales with us are not as numerous as a year ago for the reason that the cheap property thrown on the market by the depression has been sold and prices are more stable. One reason for the latter is that the city is growing rapidly. The demand for tenement property is fully as great as in the spring of 1898, when the exposition was in prospect. The outlook is good.

D. V. Sholes of the Potter-Sholes Co.—We have more actual bona fide cash buyers than we've had for years. We have sold for cash in the last ten days \$22,000 worth of property, mostly for homes, and are making more sales now than at any season since the boom. Prices are good now for buyers.

A. F. Connett—There is considerable inquiry for homes and for investment business properties. Sales are chiefly for homes and for cash. The rental demand is so great that a great many more small houses could be very well rented, and if people would improve their vacant property it would bring very good returns.

W. H. Green—Trade is looking up. I think real estate in Omaha will never be bought again as cheaply as it can be bought now.

W. H. Gates—There is a good, steady movement in realty. Property is being bought for actual use and investment. Rents are in good shape, and property cheaper than it has been for years. There are three conditions very favorable for the investor—values of property are very low, interest on money is low and rents are in good shape with good demand for houses.

Best in a Dozen Years.

George P. Bemis—There is at present more inquiry than a week before, and feeling than has been experienced for the last twelve years, and the prospect is that from now on we will have a good, healthy market and a steady advance in prices, so that when the fuse is fully lighted there is no doubt in my mind that people will be again tumbling over each other as they were during the boom times in the '80's as if afraid that not a lot or acre would be left for them.

Henry B. Payne—Trade just now is pretty brisk. There is more inquiry for sale properties now than at any time during the past three years and a good many modest priced homes have already changed hands this spring. I find that a good many customers are ready to pay cash, or to make good-sized payments down, which is evidence that there is more money in the hands of the middle classes than for years past, but the main reasons for the good demand for residence properties are the advancing prices and the fact that decent rental properties are almost impossible to get.

B. R. Hall—I have had better success during the past few months than ever before. Inquiries for property are more numerous, and I find that people who have held property for sale for years with no prospect of securing purchasers have stiffened the prices thereon of late.

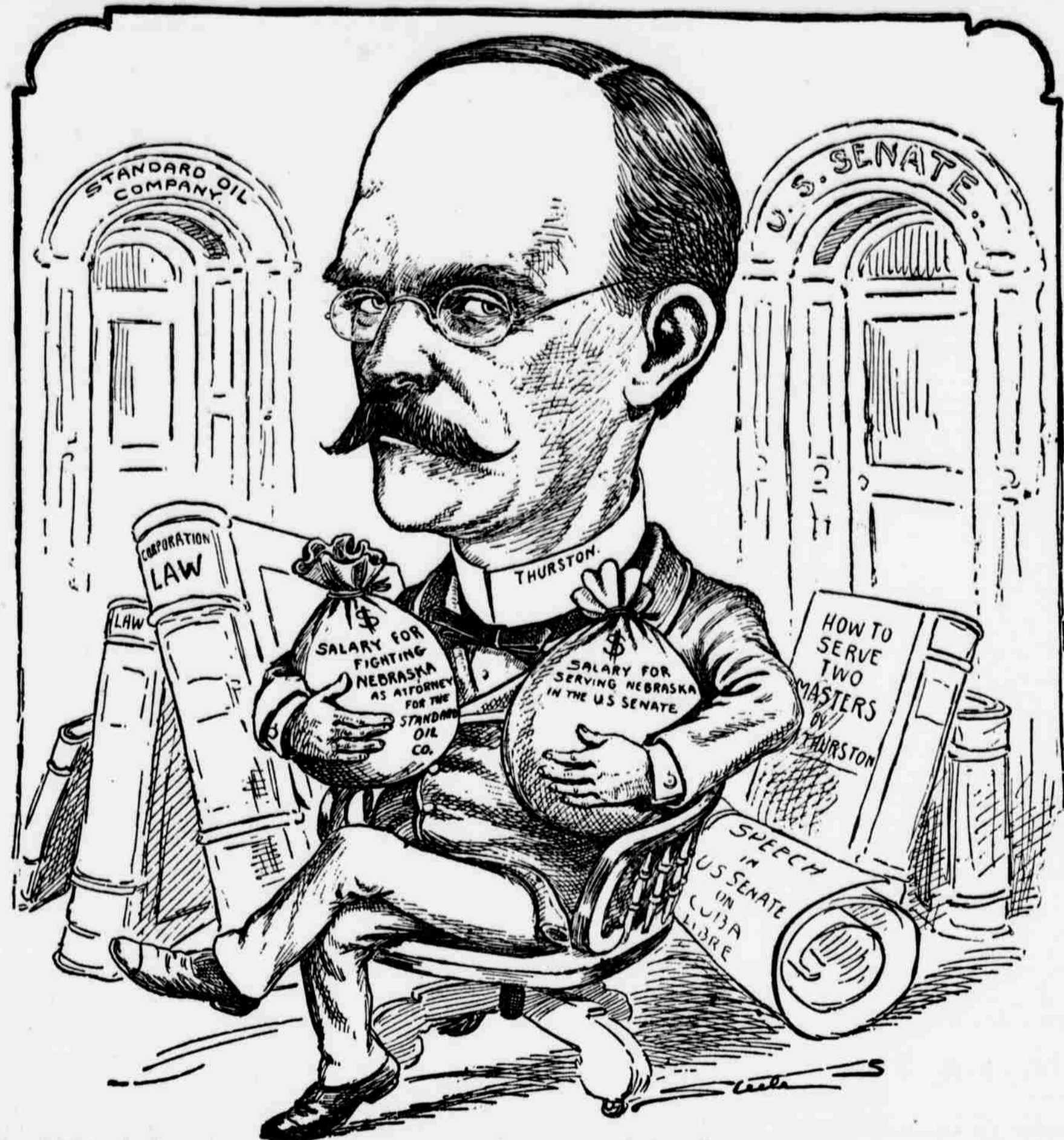
P. W. Bierbower—There has been a great improvement noted during the last thirty days, and inquiry for purchasable property has redoubled within the past three weeks. There will be no boom, but inside of the year the man established in the real estate business is going to have something worth having. There is a surprising lot of building going on in Omaha—that is, home-building. Today I rode out to Hancock park, north to Walnut Hill and into town again through that north section, and I was surprised to find along the line in less than twenty-five houses in process of construction or with foundations laid.

Colonel S. A. Broadwell—There are many inquiries for property, both for homes and investment. There is no boom, and there will be none—simply a legitimate movement in real estate, owing, no doubt, to the general prosperity of the country and the improved conditions of business, the recovery from the long depression and advanced rents. I am satisfied the advance will continue, as property in Omaha today is entirely too low and the eastern parties who obtained holdings under foreclosure have either disposed of them or are advancing prices.

Demand for Inside Properties. W. Farnam Smith of W. Farnam Smith &

DENVER EVENING POST

DENVER, COLORADO, FRIDAY, FEBRUARY 9, 1900.



POSSIBILITIES OF AMERICAN POLITICS.

Dear Children, this is a Great and Good man. So great that the State of Nebraska sends him to represent it in the Senate of the United States. So Good that he can lay aside all Prejudice and, while serving Nebraska, can, at the same time defend the Great Standard Oil Trust in the Law Suit which Nebraska is urging against the Trust. Isn't he a Good Thing?—Reproduced from the Denver Post.

Co.—We consider the outlook for real estate to be good. There is quite a demand for small as well as large homes and sales are being made every day. This we consider to be a very good indication. A growing demand for property ranging from \$20,000 upward in the heart of the city is another good indication. Many more sales would have been made, but the owners are holding for pretty stiff prices.

John N. Frenzer—There has been quite an improvement in real estate trade. It commenced a year ago last January and has gradually grown better. This spring business has been very good. A great many parties are looking around for homes and small business places. Quite a number are buying for investment, as money is plentiful and interest rates low. I feel very much encouraged for Omaha and the west.

W. H. Thomas—The demand for real estate appears to be increasing slightly. The greatest activity appears to be in trackage property for wholesale purposes and in residence property. No fancy prices are paid, but I note a gradual advance in values. The demand for houses is very active, rental values are good, money is plentiful and interest rates are low. The prospect for the future is encouraging.

G. B. Laabury of Wright & Laabury—I think we've passed through the worst period in this town. Prices are more favorable for buyers than ever before, and more favorable than they are ever likely to be again. Everybody seems to feel that there is something to be made out of Omaha property.

F. D. West—I have had a better business this month than in any month this year, and it is increasing. This is my twelfth year in the real estate business in Omaha, and my experience is that there was never so good a time to buy as now. I took a ride all over Omaha yesterday, and I really believe I saw 500 new houses that I had never seen before, and I am out, you know, all the time. Prices are extremely low and I can't say that there has been any recent market advance. I believe there never will be a day when property can again be bought in Omaha for present prices.

O. C. Olsen—During the last month I have sold more property than in any one month before. The fact that the demand for property comes mostly from people desiring to buy for their own use and not for speculation indicates a healthy and natural condition and speaks volumes for the future of Omaha real estate.

R. C. Pattersen—Confidence is largely restored and the intrinsic value of real estate is now known in Omaha. People who invest in real estate at the present market prices can lose no money. No better investment for money can be made in Omaha than the improvement of inside vacant property.

Why... Nicoll should make your Spring Garments. Nicoll's to-order garments—cost little more than ready-made—give comfort and fitting in every particular—made as you direct—from latest style fabrics—and the choice is large. Nicoll's cash methods, wide assortment and extensive business, have placed moderate priced tailoring foremost in the clothing world. Nicoll knows the small profit, and large trade secret! SUITS—as you order them, at \$20, \$25, \$28, \$30, \$35. TROUSERS—\$5, \$6, \$7, \$8—mark the pace we mean to go in giving you a good reason for preferring us. There's no sifting out what you don't like here! It's a question which you like best; so with the tailoring of them. We want you to place your order for Spring Garments here. Polite salesmen will aid you in choosing, but won't urge you to buy—that's not our way. Nicoll the Tailor 209-211 S. 13th Street. Karbach Block.

Triumphant Carpet Selling THOUSANDS of yards of carpets to be closed out under price. A turn over that benefits you in price and us in quantity. The heavy grade of axminster carpets, in choice line of patterns at 85c a yard. These are 35c yard under regular prices. Brussels carpet, extra quality, 9 wire, 75c yard. These are 20c yard under price. Extra heavy all wool 2-ply carpets 65c yd. These are 15c a yard under price. All wool ingrain carpet, 50c a yard. These are 20c a yard under price. Union 2-ply carpet 35c a yard. These are 15c a yard under price. Best quality body brussels carpet \$1 per yd. These are 35c a yard under price. Monday must be the banner day in our carpet department. See for yourself. Monday Matting Market. We have opened a special matting department on our 2d floor, where we can show you the goods in the rolls. No such matting display has been made in Omaha. Matting begins at 12c for common cargo matting and advances to 18c for heavy, smoothmized Japanese bungle straw. 25c for fancy weaves and cotton warps to 40c and 45c for the very heavy and fine full straw Chinese matting. Matting, the very best wearing weaves to be had. ORCHARD & WILHELM CARPET CO., 1414-1416-1418 Douglas Street.

