



THIRTY-EIGHTH AVENUE AND DAVENPORT STREET.



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D. C. PATTERSON.



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The Most Beautiful Houses in Omaha

For Sale at Cost!

These four houses are located on 38th Ave., between Davenport and Chicago streets. Each house is of a distinct type, different from each other, but not one is an imitation of any other house in the city. The architecture is Mission, Old English and Colonial and they are all most modern on the exterior—Turkish brick and cement stucco is used. The special features that every homeseeker wants in a home are:—

1st. Is the location the most fashionable in the city?

2nd. Is the style most modern?

3rd. Will I get a bargain?

As to location I need hardly tell you that 38th avenue and Davenport is RIGHT IN the most fashionable part of Omaha, where are located the best residences, in fact, the finest home in the west is located across the street from these houses. In the fashionable residence districts of a city, real estate always brings the highest prices per front foot. As an instance of the values in this vicinity I might call your at-

tention to the corner of 39th and Davenport streets sold some time ago to Mr. Wilhelm for \$100 per front foot, also to the 110 feet on 38th street, north of Chicago, which was sold recently at \$100 per front foot to Mr. Dixon, who is building a \$50,000 residence thereon. My lots are above the grade of Farnam street, you don't have to drive down across a deep ravine to reach them and at \$3,000 per lot they are cheaper than any lot can be bought for on 38th avenue between Davenport and Farnam streets. This fact ought to establish in your mind that the lots are worth at least \$3,000 and that they will soon bring as much as \$5,000 each.

These houses are not only MODERN, but have many SPECIAL FEATURES not often seen in houses of their cost. They are covered both inside and outside with plasterboard, furnishing an air tight space which keeps out the cold in winter and the heat in summer. The first floors are divided into but three rooms, the living room occupying one-

half of the space, with large colonial wood fireplaces. The finish is in mission, weathered and old English oak, with beamed ceilings and panels of the same material. The second floors are finished in white enamel, mahogany doors, tiled in Roman bathtubs and pedestal lavatories. There are also complete bathrooms on the third floors. The foundations are built upon re-inforced steel and concrete beams upon concrete piers sunk to hard ground. The basements are high, light and dry.

The lots are each 47 feet front, facing on Joslyn's private park, affording a beautiful outlook which adds additional value to the lots. There is ample space along each house for an auto driveway to the rear. The lots are 88 feet deep, ample for people who do not care to farm.

The houses were not built for profit, but to improve my property to the north and south, and, therefore, I am willing

To Sell at Cost of Construction

and not necessarily at what it cost me to build them as they were built by day labor, but at such cost as YOU can duplicate them for, using the LOWEST BID of any one of three of the most responsible residence contractors, plus the lowest price that you can buy a lot for on the same street, south to Farnam.

Furthermore take notice that to the FIRST BUYER of any one of these four houses I will give

A Discount of \$500

from the foregoing proposition of selling to you at cost. The houses are all nearly completed and will be ready to occupy in about three weeks. They can be looked at today or any day. I live temporarily

in the north house while my home is building on the corner south of the four houses. Don't forget—

The location is the best in Omaha.
They are most stylish and modern.
The first buyer gets the choice of houses.
The first buyer gets a discount of \$500.

THINK of being offered AT COST, and THEN SOME, a new, modern home in the best residence district in Omaha, where a vacant modern house has been hard to find for many years, either to buy or rent.

To Investors:

If you want an investment in the best part of the city buy these houses and I will guarantee to rent every one at once at from \$720 to \$900 per year and to select the tenants from the many applications I have had to lease. But:

If you really want to have all the annoyances of building your own home, paying for plans, paying out six months rent for a house during construction, paying or losing the interest on the cost of the same during that period, all of which enters into the cost of construction, why, go south on 38th avenue to Pacific street and look at the north-east corner where I have several lots for sale, fronting south on the Field club, at \$25 per front foot.

D. C. Patterson, 1623 Farnam Street.

McCague Investment Co.

1506 Dodge Street

14 Residence Lots on 46th and 47th streets, just north of California street. They are good slightly lots and we are offering them at a low figure. Prices range from \$250.00 to \$400.00. This property joins Dundee on the east and is high and slightly. Here is a chance to double your money on account of the new houses that have been built this summer and others are getting ready to build in this locality. We will make terms if desired, but secure your lot before the advance in prices.

We are offering a fine lot one-half block east of 30th street on Binney street, 66 1-2 feet front by 132 feet deep, for \$650.00, with sewer and sidewalk all paid for. This lot is large enough for two cottages. Do not overlook this bargain.

We also have a five-room cottage at 3124 Miami street for \$1,350.00; full lot, city water in kitchen. This is a chance to secure a home at a very low figure. Will make terms.

LOWE'S SUB.

This addition lays between 31st street and 33d street and runs from Franklin to Parker streets. These lots have all been brought to grade and have the following improvements: Sidewalks, Sewer, City Water and Trees planted to each lot. Prices range from \$650.00 to \$1,000.00. We will make a discount of 25% to any one who will build a house costing \$2,000.00.

Do not overlook Lot 6, Block 340. This lot is 66x132 feet. Also the west 45 feet of Lot 7, Block 341, City. This property is near 20th and Burt streets. Property can be bought for a very low figure. Come and see us.

McCAGUE INVESTMENT CO.

Phone Douglas 415

1506 Dodge Street

Creigh, Sons & Company

508 Bee Building. Phone Doug. 200.

Real Estate, Rentals, Etc.

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