

TIMELY REAL ESTATE GOSSIP

Realty Men Find it Too Hot to Do Much Big Business.

GREEN STARTS AN ARGUMENT

In Opposing Dollar Down System and Upbuilding of Suburbs, He Creates Excitement at Exchange Meeting.

As the middle of the summer wears on real live business in real estate circles has become pushed into the background.

Thoughts of fishing along some country stream or faroff lake are more easily held in the dealer's mind than the probable sale of some big property.

Many dealers have practically closed their offices and hid themselves to the reality in these things. Yes, and some have let their fancy lightly turn.

On thing W. H. Green's speech before the Real Estate exchange has done: It has started real estate men to arguing.

Whether the dollar down, fifty cents a week plan is robbery and the upbuilding of suburbs constitutes disloyalty to the home city is the question Mr. Green started.

No doubt in many things he said Mr. Green is right, although most of his thoughts were clothed in red-hot language, which caused many to designate them as extremely radical.

According to a pioneer real estate man—a man who has for years done appraisement work for large corporations and who a few years ago, when the dollar down plan was first launched profoundly opposed it—the plan was at one time in Omaha fundamentally wrong; now it is fundamentally right.

By the dollar down plan the widow, instead of being robbed, as Mr. Green says, was enabled to buy a home and pay for it when under other circumstances she never would have had a home.

As the pioneer real estate man declares, the dollar down plan has supplanted frugality where nonsensical extravagance was. The woman in the case, says he, is mainly responsible for this.

The woman whose husband stops on the way home with his weekly wage and deposits a big part of it with the banker sees an advantage in the easy payment plan. She has a dream of a home of her own. She can get it by a dollar or fifty cents a week. If necessary she sends her boy out to sell papers or her daughter to work in the shop.

Soon she has a large part of the debt paid. Her husband becomes interested. He ceases being a spendthrift and turns over money to her. Finally the last payment is made and a family which would have had to pay rent for all time, has a home of its own.

As for the upbuilding of suburbs being a detriment to the progress of a city, this pioneer real estate man says that once was the case but is no more. Mr. Green was speaking of the days of horse cars when he said it was robbery to sell a man property beyond the city limits.

In this day of quick transportation the city man can buy and pay for his property in the suburbs much more quickly than he can pay for property close in and he can get to and from his work in just a little longer time than if he were within the limits. There are many who prefer it.

Mr. Green is right in his declaration that it is robbery to sell suburban property at a price which will take years for the buyer to realize. No doubt many bits of land are sold in this way and in the end the real estate man suffers from it.

Hastings & Hayden report the following list of thirty sales during the last thirty days, which shows the healthy real estate market in Omaha at this time of the year.

Eight-room new house, 3006 California street, to H. Fredemsky for a home. Consideration \$8,000.

New five-room cottage at southeast corner of Fourteenth and Martha to Nicholas Schaefer for \$2,800.

Northwest corner of Forty-seventh and Maple to Carl Lindquist, \$650.

Half acre lot in Vernon Heights addition, northwest of Fort Omaha, to Nels Peterson for \$300.

South front lot in Kountze place on Evans street between Eighteenth and Nineteenth, to Walter V. Macartney, \$1,000.

Another lot in the same addition on Pratt street between Eighteenth and Nineteenth to William H. Holsington, \$700.

New five-room house on Maple between Twenty-ninth and Thirtieth to Robert W. Long, \$2,400.

Lot on Webster avenue between Twenty-fifth avenue and Twenty-seventh street to Henry A. Hibbler for \$300.

Adjoining lot to John B. Tobiasson for \$75.

Forty-foot lot on William between Eighth and Ninth to George A. Greenough for \$1,650.

Two lots in Kountze place at the southeast corner of Eighteenth and Pratt to A. H. Olmstead, on which three houses will be built at once.

Three-room house in Hillside addition northwest of Fort Omaha to A. Miller, \$600.

Lot in Kountze place at southwest corner of Eighteenth and Pratt to E. A. Gallup, \$300, on which a modern six-room house will be built at once.

Lot in Florence, one block east of Thirtieth street, M. E. Starr, \$500.

South front lot in Kountze place, on Evans street, between Eighteenth and Nineteenth, to A. Riegert.

Two-room house in Hillside, northwest of Fort Omaha, to N. Holz, \$500.

New six-room bungalow in Dundee, on Underwood avenue, between forty-eighth and forty-ninth, to N. J. Baker for \$4,500.

Lot in Military addition, north of Country club, to Lilly Meyers for \$300.

Lot in Shull's Third addition, just south of Woolworth avenue, on Twenty-fifth street, to John Quade, \$500.

Two lots in Kountze place at southwest corner of Sherman avenue and Pratt street to D. Williams for investment.

Six-room bungalow on North Twenty-fourth street, north of Fort, to A. C. Adams, \$3,800.

Lot on North Twenty-fourth street, just north of Fort, to E. L. Peterson, \$700.

Two lots at southeast corner of Fourteenth and Fowler avenue to H. A. Goff, \$550.

THE HOME BUILDERS PAGE

Tricks of the Trade--Part I

By Arthur C. Clausen. ANY large corporations employ high-salaried attorneys whose business it is to figure out how they can overcome some of the obstacles of the law and make their business more profitable without getting into litigation.

Building Activities Increasing

A growing list of leading cities shows increasing activity in building construction all over the country in comparison with the corresponding month a year ago.

Table with columns: CITIES, No. of Bldgs., Estimated Cost, No. of Bldgs., Estimated Cost, Per Cent. Gain/Loss. Lists cities like New York, Boston, Chicago, etc.

Chicago leads in point of activity with a handsome gain of 98 per cent, New York with 9 per cent; but, upon the other hand, there is a decrease in Boston of 33 per cent.

LESSONS FROM THE TITANIC

Every-Day Opportunities for Bravery in Safeguarding Lives of the Helpless. When President Taft heard that women and children had perished in the wreck of the Titanic he spoke his estimate of Archie Butt in saying: "I do not expect I do not want to see him back."

Home Builders Is Safe This Means 1st--No loans are made by Home Builders to Speculators. 2nd--No loans are made on old buildings.

FOX FURNACES It is possible that Fox Furnaces are no better than the ordinary run. It is possible that our method of installation is no better than others.

BOND YOUR CONTRACTOR In a Home Company It insures satisfactory completion of work according to contract.

The Ideal Vacation Land. The Cool Lakes and Woods of Minnesota and Wisconsin. The prime requisite for a restorative vacation is a complete change of air and scene.

Chicago Great Western The lowest round trip fares are in effect via the Chicago Great Western daily--a few samples are quoted for your convenience.

Do your customers live here ? ? ? ? ? On North 29th Street between Yates and Burdette Streets, there are 6 occupied houses and in 4 they take The Bee.

YOUR IDLE DOLLARS Will Never Make You Rich The best and safest investment opportunity today is the buying and selling of real estate and the building and selling of houses at a fair profit.

Bankers Realty Investment Co. Authorized Capital \$300,000.00 1013-14 City National Bank Bldg. Omaha, Nebraska

Building Loans Money to loan to build homes, to improve property or to pay existing loans. Borrowers may pay from 10 to 20 per cent on loans on interest dates.

Block 341. Do your customers live here ? ? ? ? ? On North 29th Street between Yates and Burdette Streets, there are 6 occupied houses and in 4 they take The Bee.