D

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.

real live business in real estate circles Consideration \$5,000. has become pushed into the background. During the last few weeks little business has been done, the dealers confining their Nicholas Schaefer for \$2,800. time to the work on hand and letting the business which requires much exertion slide by.

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. He is hearing the annual call ef the wilds, basking in the imaginings of purling brooks, whistling meadow larks, lusclous country din-

ners and afternoons in the shade. Many dealers have practically closed their offices and hied themselves to the Nineteenth to William H. Hoisington, \$750. reality in these things. Yes, and some have let their fancy lightly turn. There are a few young fellows away with their Long, \$2,400. brides and their sweethearts. It's the

open season for it. It is everyone's advice to take advantage of the season. Only a few months more and the blizzards come.

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

The speech has divided them and they are on one side of the fence or the other -none is on it.

a week plan is robbery and the upbuilding of suburbs constitutes disloyalty to the home city is the question Mr. Green started. A few agree with him. Several don't. Many agree with some things he said; many oppose everything. It is a question of wide scope.

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 mana 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

it when under other circumstances she never would have had a home.

As the ploneer real estate man declares, the dollar down plan has supplanted frugality where nonsensical extravagence 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 barkeeper 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.

erty 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. He should keep suburban property down to a minimum; to start a boom in some far off farm land by platting city lots to sell at city prices is crocked.

Hastings & Heyden report the follow ing 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, 3005 California

As the middle of the summer wears on street, to B. Fredmestky for a home.

New five-room cottage at southeast corner of Fourteenth and Martha to Northwest corner of Forty-seventh and Maple to Carl Lindouist, \$475.

Half acre lot in Vernon Heights addition, northwest of Fort Omana, to Nels

Peterson for \$310. South front let in Kountze place on Evans street between Eighteenth and Nineteenth, to Walter V. Macartney, \$1,050.

Another lot in the same addition on New five-room house on Maple between Twenty-ninth and Thirtleth to Robert W.

Lot on Webster avenue between Twentyfifth avenue and Twenty-seventh street to Henry A. Hibbler for \$300. Adjoining lot to John B. Tobiason

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

east corner of Eighteenth and Pratt to course and under the thin vindication A. H. Olmstead, on which three houses Whether the dollar down, fifty cents will be built at once.

for \$275.

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

corner of Eighteenth and Pratt to E. A. house will be built at once.

Lot in Florence, one block east of Thirtieth street, M. E. Starr, \$650. South front lot in Kountze, place, on Evans street, between Eighteenth and

Nineteenth, to A. Riegent.

street, to John Quade, \$850. Two lots in Kountze place at southwest

corner of Sherman avenue and Pratt street to D. Williams for investment. Six-room bungalow on North Twentyfourth street, north of Fort, to A. C. Adams, \$3,630.

Lot on North Twenty-fourth street, just north of Fort, to E. L. Peterson, \$750.

teenth street, between Martha



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IVI 24013

would probably be made in solving these economic problems.

common in every line of endeavor that your own home town or some other town Two lots in Kountze place at the south- it has come to be expected as a matter of

> of "business is business." the average business man will dispose of inferior goods at the price of superior quality and consider himself immune from prosecution on the ground that the purchaser | A growing list of leading cities shows was buying with his eyes open, but when increasing activity in building construc-

from inferior quality he is buying at a with the corresponding month a year Gallup, \$820, on which a modern six-room disadvantage and it is the subject of this ago. Permits were taken out in seventyarticle to act as an eye-opener to pros- eight principal cities, according to offipective home builders.

attempt to "skin the job" is to put a

greater quantity of sand and gravel and Underwood avenue, between Forty-eighth to try and measure the quantities by Philadelphia,

ANY large corporations employ | to escape. To be sure that you are gethigh-salaried attorneys whose ting the proper grade of shingles, see business it is to figure out how that they have no knots in them and they can overcome some of that they are of proper thickness; place the obstacles of the law and the butt ends of five shingles and see make their business more prof- that they measure at least two inches. itable without getting into litigation. For To be sure that you are getting the this reason if the executives of the land proper grade of shingles, see that they Pratt street between Eighteenih and were to stop investigating the trust and have no knots in them and that they are find some means of legislating against of proper thickness, place the butt ends the attorneys who advise them how to of five shingles together and see that keep out of trouble, greater progress they measure at least two inches. After the contract is let, your contractor

So far as the writer knows no con-local dealers cannot supply from their tractor of his acquaintance employs an stock from one to a dozen different may plead that the local yard and other "get around his contract," still some of things and want to replace them with them do in a manner that would do something just as good. What difference should it make to you whether your con-Practicing "Tricks of the Trade" is so tractor gets what you ought to have in

Building Activ

Lot in Kountze place at southwest the purchaser does not know good quality tion all over the country in comparison cial reports to Construction News, for Starting with the foundation the first the construction of 24,314 buildings, in-

266 259

52

30 33 117

1,818,865

972,756 1,179,563 1,144,639 857,157 694,851 610,575 2,271,480 365,200 365,200 788,405 421,098 205,489 1,037,435 686,339 645,400

401,030 612,334 719,055 933,243

465,560 242,329 369,190 224,881

587,500 291,915

296, 193 341, 650 186, 105 222, 960 200, 135 154, 985

382.770

48,445

1,279,308 300,083 152,500 198,000

123,787 301,777 103,600 143,550

390.733 102,050 97,650

265,360 276,673

101,610 131,827 207,520

106,985 78,100

67,459 40,730

91,295 91,797 162,505 18,050 63,402

56,730

122 115

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260

13 23

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CITIES. No. of Two-room house in Hillsdale, north-west of Fort Omaha, to N. Holz, \$500. New six-room bungalow in Dundee, on Underwood avenue, between rorty-eighth

down plan was first launched protounally
Underwood avenue, between Forty-eistich
to the y and measure the quantities of watching the operation of the machine.
Philadelphia, Pa.

opposed it—the plan was at one time in Omaha fundamentally wrong; now it is fundamentally right.
and Forty-ninth, to N. J. Baker for \$4,50.
bo the stream of the machine.
bo the stream of the s a sufficient amount of coment, the mud will have a broken color and not very Portland. Ore..... 1,342,302 1,828,125 1,251,406 1,109,528 1,009,276 1,038,150 that a batch of sand would be when wet Pittsburg, Pa..... with water that would go through to the bottom. When the cement is of suffi-cient quantity the top of the mud will Oakland, Cal. 939,**48**5 894,734 814,**34**6 809,731 785,150 781,915 769,927 751,185 The sufficient amount of sement in it for Wilkes Barre, Pa. Waters, \$1,250. New six-room house on South Four-teenth street, between Martha and Cas-735,453 709,327 368 669,163 a little of it and rubbing it between the Omaha, Neb 606,845 589,238 hands it can be easily seen whether it Atlanta, Ga 579,116 522,751 Columbus, O. is clean or not; if it is clean it will natu-Baltimore, Md. raily not soil the hand very much and New Haven, Conn..... 388,409 376,705 certainly will not discolor it as it would Youngstown, O..... if it contained a considerable amount of Toledo, O..... Birmingham, Ala..... 359,235 clay or black loam soil. To a careful observer the difference between sharp Albany, N. Y. 356,350 sand and water washed sand can be wit- Pasadena, Cal., 310,048 300,980 sand and water washed sand can be wit-nessed by grating it between the fingers. Grand Rapids, Mich...... but a surer test is to look at it through Jacksonville. Fis..... 271,420 252,469 Tex..... 247.080 244,105 234,637 a magnifying glass; if all the particles Houston, Tex., annear jagged and broken it is sharp; Duluth, Minn." but if they appear round like lake shore pebbles, it is not the proper sand nor the Paterson, N. J..... New Orleans, La..... 227,692 217,398 210,367 169,850 158,000 Berkeley. The basement floor is a very fruitful Cedar Rapids, Ia..... way of picking the hones for a profit Sacramento, Cal...... 157,107 155,229 153,465 Scranton, Pa..... eoria, Ill 151.500 141,000 on the dirt floor, the top surface pre- Lincoln, Neb. 137,160 Harrisburg, Springfield, Pa. 119.73 -------111,345 110,567 94,827 92,027 Tacoma, Wash..... pleces. There should first be laid a Nashville, Tenn.....anosasti grout of concrete not less than three Charlotte, S. C..... 89,775 88,330 78,380 60,470 inches thick, and over this not less than Stockton, Cal........... one-half inch, and preferably one-inch Tampa, Fla...... Troy, N. Y. hattanooga, Tenn.... 60,11647,92046,060 klahoma City, Okl. 44,069 35,375 * 24,980 Colorado Springs, Colo.....

DERS	Home Builders Builders
E Ì	Is This Means
-Part I	Safe 2nd-No loans are made on old buildings. Srd-No loans are made to those compelled to bor- row, because of adversity and perhaps un- able to make the monthly payments. 4th-No loans are made on the owner's valuation or any appraisement. We know the value of every security and have a personal knowledge of exact amount invested by the owner, be- cause we put up the dwellings.
where it is made, let him send for it. Sometimes he will plead waiting for an article and delay the boilding, that loss is his concern. Have him furnish every- thing you ought to have and then let him put on extra men to make up for lost time if he has neglected to order as he should. Especially at the beginning of the construction, insist on having every- thing as planned and specified as sort of a discipline. The oldest trick of the	Our booklet, the "New Way," explains fully Home Builders' plan and HOW TO SECURE A HOME. HOME BUILDERS (INC.) AMERICAN SECURITY COMPANY FISCAL AGENTS 309 South 17th Street. Office Open Saturday Evenings Until Nine O'clock.
trade is the "sympathy racket." When your contractor comes to tell you how low he figured the job, or that he neg- tected to figure this or that and wants you to be "easy" on him, look out. This is a little game that places the respon- sibility upon the owner and is one of the most fruitful sources of "job skinning" known to the trade. A few more tricks will be published in the next article.	FOR FOR FURNACES It is possible that for Furnaces are no better than the ordinary run. It is possible that our method
volving a total estimated cost of \$92,633,- 948, against 22,569 buildings aggregating in cost \$86,607,102 for the corresponding month a year ago, an increase of 1,745 buildings and \$6,026,846, or 7 per cent. There were increases in forty-two cities and losses in thirty-six. The figures in detail are as follows:	of installation is no better than others; but if so it is strange that our furnace business is growing so rapidly while many are complain- ing of poor business. The fact is that Good Furnaces
312. 1911. Estimated No. of Estimated -Per Cent-Cost. Cost. Eldgs. Cost. Gain.Loss. \$16,830,575 721 \$15,385,403 9 10,653,900 10,081 7.036,000 50 4,725,500 515 7.247,000 33 4,344,361 634 2,143,816 102	properly installed have given our firm a reputation for high grade work in the home warming line. Home owners owe it to themselves to investigate: real estate dealers building for sale find that it is easier to sell a house if it contains one of our fur- naces. Estimates free on application.
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	John Hussie Hardware Co. 2407-09 Cuming St. "If you buy it of Hussie it's right."
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	BOND YOUR CONTRACTOR Is a Herris Company

putation for high owners owe it to building for sale unins one of our fur-Beny WOL vare Co. Hussie it's right." a Heme Company It insures satisfactory completion of work according to contract. NATIONAL FIDELITY & CASUALTY CO. NATIONAL FIDELITY & CASUALTY BLDG.

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Soon she has a large part of the debt tellar, to N. G. Wille, \$3,500. paid. Her husband becomes interested. He ceases being a spendthrift and turns over money to her. Finally the last N. Warner, \$155. 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; this ploneer avers.

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 just a little longer time than if he were within the limits. There are many who D'ye mind the poor young felly wid the prefer it.

some profit in home building.

real estate and to build and sell homes.

fair profit.

mous demand.

har. Green is right in his declaration siven people, and ivery blessed wan of that it is robbery to sell suburban prop- thim gave him a nickel!"-Judge. Mr. Green is right in his declaration



Lot in Lincoln Heights addition New five-room bungalow on Corby, be-

tween Twenty-eighth avenue and Thirtieth, to A. Jennings, \$2,750. Lot in Kountze place, southeast corner

Nineteenth and Evans, to G. A. Davies, who will build a home.

Mike Amazed.

Jerry was treating Mike to a trolley appear jagged and broken, it is sharp; ride. The conductor, a good-looking young Irishman, came through, collecting

"Jerry," he said huskily, "I've a lump in me t'roat!" "What for," demanded Jerry.

"'Tis the gladness of me that's too big to swally!" said Mike. "Every tractor will sometimes place a scant 'Tis beggin' his livin' he is: blue cap? saw him hould out his hand to twenty

and when not closely observed, the conhalf inch of rather thin cement directly senting as workmanlike appearance for senting as workmanlike appearance for Springfield, Ill. such a floor will eventually go to coat of sand and cement of equal parts. In this case, the mortar will have the South Bend, Ind. appearance when being put on of being all cement, every particle of sand being

so fully coated when it is first laid. The thickness can be observed by going to the foot of the cellar stairs and putting a hairpin or other sharp object in it at various places. This test has frequently proven to the writer that the finish coat was a scant quarter of an inch thick and caused the relaying of many a base ment floor. The test, of course, must be

made in a few hours after the floor is finished and when it is to be relaid the top surfaces should be removed immediately before it sets, or else made immediately rough and additional mortar put on top of it.

Lumber is graded in so many different ways in different localities that it is difficult to set down proper rules for observation on quality. A few points will Every-Day Opportunities for Brasuffice. Joists in studding should not contain strips of bark or very large knots, even if they are hard, and under no circumstances should they contain loose or rotten knots. A large knot on the lower edge of a floor reduces the strength of that joist to the distance of the solid material between the top of the

\$92,633,948 22,569 \$86,607,102 Louisville, 122; Kansas City, 42; St. Paul, Chicago leads in point of activity with a handsome gain of 59 per cent; New York 35; Salt Lake City, 115; Pueblo, 101. Building continues active in the coast cities, with 9 per cent; but, upon the other hand, Los Angeles surpassing all previous recthere is a decrease in Boston of 33 per ords with a gain of 25 per cent, Oakland cent, Brooklyn of 41, Pittsburgh of 6 per 47, Portland 55, San Diego 4 and San cent, but these losses are more than made Francisco 5.

up by the gains in such etties. Philadel- The decreases are widely scattered and phia, with 10 per cent; Washington, 102; in many instances are in the smaller Buffalo, 129; Milwaukee, 178; Detroit, 51; cities, with the exceptions noted.

LESSONS FROM THE TITANIC and stood smiling as she saw us rowing

And this of Captain Smith: "He swam to where a baby was drowning, carried very in Safeguarding Lives of it in his arms to a lifeboat and then swam back to his ship to die." And this, the command given by Captain When President Taft heard that women Smith bringing order out of chaos: "Be and children had perished in the wreck British, my men.

> And lastly: Kraus, Hume, Taylor, Woodward, Clark, Brailey, Brelcoux any Hartley, when the last faint hope was gone, lined up on deck, stood in water up to their knees and played "Nearer, My God, to Thee." as 1,500 souls passed from

This is our stock. In our hands are down lives just as uselessly as did this wreck. Their deaths are just as cruel. seemingly indifferent, we seem so heart consumption and kill bables.

man, little, selfish, cruel, cowardly, indifferent, unequal to their responsibil!

of Smith, of Butt, of the Strausses, of of Brailey, of Breicoux, of Hartley. The twentieth century man is equal to

He's all wool, you can het!"



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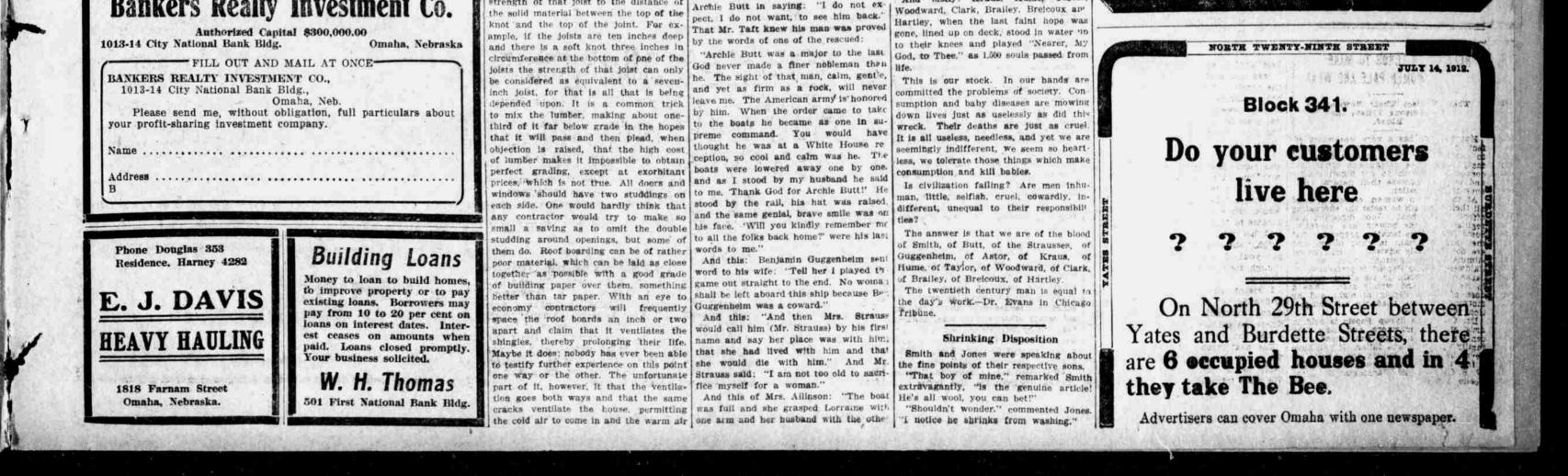
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of others and the capital secured in this way wil earn you a hand-

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