

BRIGHT PROSPECTS ARE NOW IN SIGHT

Real Estate Men of Omaha Take a Look Through the Silver Lining of the Clouds.

OPTIMISM IS GENERAL RULE

With Nebraska the Granary of the World, Much Activity is Predicted During the Next Twelve Months.

Omaha real estate men as a whole comprise a busy, pushing, energetic body of optimists. They are men who see the doughnut without looking about to find the hole that may be in the center. While they are optimistic, at the same time they are conservative and not likely to be carried away in flights of enthusiasm.

The real estate men of the city being in close touch with the conditions maintaining with reference to both city property and agricultural lands in Omaha trade territory, The Bee has interviewed a number of them as to their opinion concerning the outlook for the coming year. Without exception, they see sunshine glimmering through the clouds, as the following shows:

CAPITAL IS ON THE ALERT

All Business Interests Are to Share in the Prosperity.

"From all appearances the year 1915 will bring to Omaha real estate dealers unusual activities," said C. T. Carlberg. "Situated as we are in the most wonderful agricultural conditions and chaos now existing in Europe will bring to the farmers of the middle west better prices for what they produce, the surplus from which sales will flow to those cities where their crops are marketed, producing abundant funds for further developments. A market thus created for desirable securities will facilitate the buying of homes by present tenants, increasing the home-owning, and decreasing the tenant class, a condition which will add to Omaha's stability. Local industries, manufacturing, packing and jobbing interests constantly alert will share in the prosperity, as farmers' grain in their bins, hogs in their pens, cattle in their sheds and money in the banks will show no hesitation in supplying them with all the necessities as well as the luxuries of life.

"The problem that confronts us is how to get outside products here in exchange for grain and cattle as cheaply as cities with water transportation, with which we must compete. We need river navigation, and must inaugurate an effective campaign to get it, and thus share in the profits created by the building of the Panama canal. We must create conditions that will bring barges and steamers to our water front and make our wharfs the commercial mart of the central west. In this let us not be backward, but let us be earnest and aggressive; by a steady pull and concentrated effort accomplish our desire to place Omaha on the water front. We can thus increase our transportation facilities so as to make ourselves one of the most important inland centers and reap the profits of investments made with courage and foresight at extremely low values that now exist, but increasing from time to time by the natural advancement of values that takes place by a sure and steady growth both in population and industrial activities."

DEMAND FOR OMAHA PROPERTY

Investors Becoming More Numerous as Time Passes.

"Omaha can point with pride to the volume of its real estate transactions and building operations during last year. While not a banner year, it was a remarkable year considering all the retarding influences of a general depression throughout the country and the tremendous shock to all manner of enterprises occasioned by a world-wide war," said A. T. Elmer of the Armstrong-Walsh company. "We have not been more fortunate than a number of other firms in the city, and yet we found it necessary to add to our force and to our office space during the year. We are glad to observe that a considerable percentage of the increase in our business can be directly credited to transactions with new arrivals in Omaha, individuals and business firms who have permanently located in the city this last year.

"While houses built during 1914 were largely erected by owners for themselves, it is a satisfactory feature of the situation that practically all houses put up by builders to sell have been purchased and are now occupied. Flats and apartments built for rental income, many being completed late in the fall, are filled with good tenants. There are some vacant houses, but the majority of these are poorly located or had repair bills. "Nebraska's large crop, the good prices realized, the positive and undeniable demonstration of Omaha's solid progress and ability to weather all storms, a constantly increasing population, and the encouraging features of the situation generally throughout the country, are factors which make us feel that 1915 will be a splendid year for Omaha and Omaha real estate."

PREDICTS BETTER CONDITIONS

Looking for a Revival of Industrial Activities.

"Of course, no one can say, with any degree of certainty, what will be the condition of the real estate market during the coming year. I think, however, that we are justified in predicting better conditions, not only in real estate, but in all other lines. Considering the business affairs of the country, as affected by the readjustment of our banking system and the European war, the real estate market in Omaha during the last year was fairly good. Omaha has shown itself to be a city of wonderful vitality and stability. Its resources and recuperative powers have been tested by the havoc of the elements, and out of the ruins it has arisen better and greater than before. Investors are learning of the reasonable values and safety of Omaha real estate, and by the assistance of well-managed and prosperous building and loan associations it is rapidly becoming a city of home owners," said Fred W. Stewart.

"The outlook for another beautiful crop, following last year's great yield, is itself assuring, and the revival of industrial activity will have a marked effect on the movement of real estate. "In the field of home building, during the last year, there has been great improvement in the market of better construction. This is a forward step, and

They Sell Real Estate and Build Homes



Charles W. Martin



A. T. Elmer



Peter Elvod



Jesse L. Hiatt

the city government and loan associations are to be commended for their policy of insisting upon better construction. This policy should be continued and the laws strengthened wherever possible, so that the unscrupulous speculator and the ignorant builder will be driven from the field. The unscrupulous speculator is no real estate man. He is a confidence man only and a menace to the city, because his shacks become a burden and a care upon the victims who purchase them and loadstones on realty values."

OMAHA LOOKS INVITING NOW

Opportunities Measure Up Well with Those of Other Cities.

"The more we see of other cities and other sections of the country, the more substantial and inviting Omaha and its vast territory becomes," said the Saunders company. "It is not necessary to make odious comparisons. Men with analytical minds and with power to see things yet to be compelled to view Omaha with a stout heart and willing hands. As much pride as we are justified in taking over the city's progress and for its opportunity yet to grow, be it said that Omaha in material advancement is twenty years behind its tributary country. Herein lies our necessity for further expansion. Omaha must respond to the call of the country. Before Omaha can catch up and be on an equality with its supporting territory, big things must be done. Practically every building on Farnham, from Tenth to Twenty-sixth street, must make way for modern structures. Other downtown, east and west streets, and also north and south streets, must do things in keeping with Farnham street. There is no danger of overbuilding if the right spirit prevails in the community.

"All of our walking distance residential section, with its out-of-date and most generally unsightly buildings, must give way to beautiful and attractive homes, like those found in outlying districts. "For Omaha to measure up to its opportunities, to vie with the farmers and the smaller cities throughout its vast territory, our people must be seized with wonderful civic pride; courage to tear down and rebuild; reconstruct Omaha's retail business section, as has recently been done with the wholesale section."

FARM LANDS ARE WANTED

Toland Sells Thousands of Acres During the Last Year.

"We deal extensively in farm lands," said A. W. Toland & Co., "and during the last twelve months we sold 2,300 acres at an average price of \$31 per acre. Our second best item was Omaha property, of which we sold fourteen pieces at an average price of \$213. We feel satisfied with the year's business."

STARTING THE NEW YEAR

Buy Omaha Property in Advice of Hiatt-Fairfield Company.

"If you will pause for a moment to consider the purchasing of real estate, whether it be for a home or an investment and take into consideration the easy payment plan upon which it may be purchased, you are at once convinced that it is the best possible way in which to begin the new year," says the Hiatt-Fairfield company. "By exercising fair judgment there is in the purchase of Omaha real estate a safe and profitable investment, especially in view of our values as compared with other cities. "The activities and steady increase in values are marvelous in view of the European war and the much-talked-of financial depression. This is demonstrated in the number of sales made in the last few months on one street which is rapidly becoming a retail district. We

have had a very successful year. We have built and completed thirty odd homes, now occupied, as well as a number of other buildings for investment. The majority of the sales made by us carried a very substantial cash payment."

SEES A GOOD YEAR AHEAD

War in Europe is Not Likely to Slowdown the City's Growth.

"We are closing a most successful year," said W. C. Norris of Norris & Norris Real Estate Co. "In fact, we have built more houses this year than in any year past. In the Hancock park and Fieldcrest district we have constructed sixteen houses, ranging in cost from \$500 to \$800 each. In Dundee seven costly homes, in Norwood six, Clairmont two, Parkwood eleven and with a few others we have built just about one home per week for each week in the year. "From present indications the coming year is going to be a very good one in Omaha real estate, and our city's growth will not slacken despite the war."

TIME TO TAKE TIME TO REFLECT

All Should Forget the European War and Talk Business.

In the current issue of the Bankers' Realty Monthly, a monthly periodical published in the interests of the real estate business and of the Bankers Realty Investment company and their patrons, the following appears: "At the beginning of the new year we in America who have been so busy working and striving and accomplishing that we have had time for little else can well afford to take a little time to reflect and realize that we are enjoying the greatest blessing that fortune could possibly have showered upon us—the many blessings of peace. "Since all in America, and especially we in the middle west, are in a position to see and realize the benefits of peace, let us forget war and talk business—for we have never had a better opportunity than that which is now within our grasp to make the productive power of the middle west felt in every quarter of the globe. "The Bankers Realty Investment company starts 1915 better equipped than ever before to do a big share of the building that will be done in Omaha and the middle west during this year. "It has never been a practice to attempt building operations to any extent in this section of the country during the winter months—but the month of December produced a larger number of building contracts for this company than any month during 1914. "The demand for new homes and other buildings is increasing with other firms as it is with us, and for this reason Omaha and surrounding cities and towns have every reason to look forward with great confidence to great and substantial growth in 1915."

OMAHA TO BE THE BRIGHT SPOT

Indications of Normal Business Conditions for City and State.

"We are inclined to take the optimistic side for the coming year. The agricultural interests of the United States, barring cotton, were never in better condition, and it would seem that a city like Omaha, which depends to a great degree upon the agricultural interests of Nebraska and other territory tributary, would be a bright spot upon the map. "Large enterprises, such as the building of interurban railways, a power canal, flour and cereal mills in Omaha, opening up the Missouri river to navigation may be delayed by financial conditions growing out of the European contest. The completion of the Puntellico hotel and the starting of excavation for the new Grain exchange building, are indicative of a normal condition of the business situation at Omaha," says C. F. Harrison of Harrison & Morton.

Satisfied with the Results.

"We are well satisfied with the results of 1914, during which time we have built and sold sixteen houses, in addition to the numerous other transactions that have passed through the office. The outlook for 1915 is exceptionally good, and we expect to build at least twenty-five new houses during the year," said Keap Bros.

Omaha Real Estate Good.

"In reviewing the real estate situation for the year just closed you cannot help but think that Omaha is coming rapidly into its own. The conditions here are such that investors throughout the United States have this city in mind for invest-

TIMELY REAL ESTATE GOSSIP

Immigration Commission is Now Badly Needed in Nebraska.

MOVE OF LOCAL REALTY MEN

Committee of Three is Appointed by Exchange to Frame Tentative Bill to Draw Desirable Immigrants.

An immigration commission for Nebraska and an adequate appropriation for the conduct of the business of such a commission, is among the things the Omaha Real Estate exchange wants of the coming session of the legislature. The motion was introduced by John E. McCague of the exchange, chairman of the executive committee of the Commercial club. He said the Commercial club would be found on deck when the Real Estate exchange got the movement started.

A committee of three, was appointed to look into the matter and report on a bill for the creation of such a commission. Those on the committee are Frank H. Myers, D. C. Patterson and Mark Martin. It all came about after the Real Estate exchange, at its last meeting, had discussed Belgian emigration and the possibility of getting a lot of these refugees immigrants in Nebraska.

Frank Myers spoke on the subject, declaring they would make good citizens and thrifty farmers. He said he did not hope to confine the movement to Belgians alone, as he felt there would be a great rush of emigrants out of Germany and the other war-ridden countries at the close of the war, and he wanted Nebraska to get in line to be able to absorb and amalgamate some of this desirable timber.

George H. Payne said the Belgians are good farmers, interested in a high degree. He did not, however, believe in colonizing in any section of Nebraska, but was in favor of getting them over here to go to work on the farms as hands, when in a few years, he declared, they would be in shape to buy farms. "I have known it many times," he said, "in Iowa, where I lived when my boy, the farmers were all American farmers. Nearly every farmer that time had a Swede working for him. I went back there on a visit a few years ago, and found those same Swedes now own the entire county. Hardly an American farmer can be found in the county. They have Swedish churches and other institutions. At church I met a lot of them. Some of them owning big farms and driving splendid horses came to me and said they knew me. I could not place them, but they told me they were somebody's hired man when I was a boy back there. That goes to show how thrifty these people are, and how they make good when they go to work as hands on the farm. To colonize these Europeans, however, is a mistake, for they do not know the ways of farming in this western country. What they need is a few years' training on someone's farm where they can learn all about it. They make splendid hands, and in the meantime they learn the business and save up a few hundred dollars to get a start at buying a farm."

D. C. Patterson said he did not look for a great rush of Belgians to America, as they are not a people that emigrate a great deal, "and from the looks of the war pictures," he continued, "I believe they will all have work enough to do in Belgium to reconstruct that country for several years."

Mark Martin had some comment to make on the subject, with the result that he was placed on the committee of three, and the movement for an immigration commission for Nebraska was launched.

"We see no reason why Omaha real estate isn't one of the best investments that can be made at this time, as one is sure to profit thereby," said Creigh, Sons & Co.

FUTURE PROSPECTS BRIGHT

Charles Martin Talks of What Omaha Has Been Doing.

"We built fifty-one houses during last year, most of them in Laurelton and Belle Isle additions. Four were built in Dundee, five in Hollywood addition and ten along the 'Prettiest mile.' A great many of them were built to order and the remainder sold for homes," said Charles Martin of Charles W. Martin & Co.

"We found the greatest demand for bungalow, warm and modern. Buyers are discriminating. They want oak floors and finish, fireplaces and built-in buffets, bookcases and kitchen cabinets, thus the modern home requires much less furniture than formerly. "Prospects for 1915 are bright and we will put on sale one of the largest pieces of vacant property in the city. "People living here do not appreciate Omaha; they do not realize how fast and substantially it is growing. Everyone who travels and investigates returns with the idea that the best place for their money is right at home. A great factor in the upbuilding of Omaha is its several savings and loan associations, serving a dual purpose; first, providing a place for the depositing of savings in small amounts and providing money for handling homes at a very low interest rate."

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"While some of our best financiers advise not to talk war, but business, and this advice may be valuable, yet I think it is just as well to face the fact that any great economic disturbance in any part of the world affects all other parts, and that the whole business structure of the world is very closely connected. The economic losses, however, are probably overestimated, and the recuperative power of the governments of Europe underestimated. If this conflict brings about permanent peace, it may have been worth the economic loss sustained.

BUILDING OUTLOOK IS GOOD

American Contractor Publishes Optimistic Article on Future.

PLAN MUCH CONSTRUCTION

Everything Ready for Letting Contracts as Soon as Money Scarcity is Disbanded and Interest Rates Are Lower.

The American Contractor of January 2, 1914, gives an interesting review of building prospects from various parts of the United States. The article is in the nature of an editorial and contains an optimistic note with some interesting facts as to much building already in sight or contracted for by all parts of the United States. Following are some extracts from the article:

"To one who carefully reads the reports of building conditions in all parts of the country, the one thing which will probably impress above all others is the almost universal spirit of optimism that exists among architects. What is the actual value to be placed upon that optimism? Is the architect professionally one who looks upon the bright side of things, or is he in a position to perceive and appreciate conditions of betterment that are yet hidden from the general business eye? If the latter, then the subjects of the country sound a most cheering and significant note of reviving business activity."

"The architect is and should be an optimist, just as everybody should be to the limit consistent with sound judgment. The architect breathes the true spirit of the time in giving voice to his hopes and expectations. And it is more-over true that he is in a position to behold underlying conditions not yet generally apparent."

Much Work Planned.

"Another significant fact is the large amount of construction work that has been planned and held up on account of adverse financial conditions. This deferred work has increased from week to week and now has attained a notable volume. The mere return of money to its normal market status would in itself give a tremendous impetus to the building line without the addition of further new business."

"Some localities report the money markets practically back to normal conditions; others indicate only progress in that direction. All, however, show marked improvement as compared with a month or two ago. Buffalo gives the tip as coming from inside banking sources that after January 1 banking will loosen up. And the significant statement comes from Columbus that builders are now tending to favor building operations more than they did a month or two ago, because new buildings add to the material welfare of the country."

"That is an important idea. It is, moreover, a comparatively new idea, one that should be widely promulgated. The banker three months ago had no quarrel with legitimate building operations. They were all right in their way, but they had no preference. There were other demands made upon his consideration to which he gave first place. But the big financial people have had an opportunity to study the effects of a moderate subsidence in construction work. It pinched in many unexpected places. Because of this modest subsidence in building operations, construction work no doubt now occupies a position of higher necessity, in the eyes of the financier, than it has done heretofore. The making of a community is wrapped up in its structures. It can progress only as its building progress, rises to supreme importance."

"Tight Money," Contagious. "Our Washington correspondent raises

an interesting issue, one of pure psychology. In that city of regular economic habits, with banking deposits as steady and uniform as clockwork, there has been reported the same tight money as in other cities. Apparently, simply because to hoard resources had become a contagious habit. The numerous evidences of financial relaxation are therefore most cheering.

"An early expansion of building is foreshadowed also in the reports of public work. Where the issuance of bonds has been submitted to vote the result in the great majority of instances has been favorable. And, moreover, many municipalities throughout the country are taking pains to get under way public work, because officials recognize that that policy is popular, relieving as it does the local distress created by unemployment. The aggregate amount of new work undertaken from that motive is doubtless vast."

"The building outlook may be regarded as distinctly better than a month ago. It is of course mainly prospective. It is not expressed in the December work. It relates to the new year. Rejoicing at this time is twofold, first that the old year has departed and, second, that the new year, from which better things are expected, has been ushered in."

"Lord Lister" Name of a New Hospital Under Dr. E. C. Henry

The property at the corner of Fourteenth and Capitol avenue, originally built as the Dellone hotel, and more recently conducted as the Omaha General hospital, has just been acquired by Dr. E. C. Henry, who is having it thoroughly remodeled to make it into a first-class non-sectarian hospital.

The institution is to be renamed and to be known hereafter as the "Lord Lister hospital," in tribute to his name, as one of the greatest leaders in modern medicine and surgery, and with the purpose to make it take a first rank among Omaha hospitals. The building is of fireproof construction, with capacity to accommodate 50 patients, and is the only hospital in Omaha with a downtown location.

Dr. Henry will himself have personal charge, and will later associate with him a medical and surgical staff, selected from the most successful local practitioners in the profession. The improvements and complete refitting, that are already under way, will be pushed to early completion.

Grain Starts Fast to Omaha Market With the New Year

The Omaha Grain exchange started the business of the new year with sixty-four cars of wheat, 23 of corn and twenty-two of oats on sale. The prices were much higher than on the corresponding date of last year, wheat being about 37 cents up.

Wheat prices were \$1.19 to \$1.21, from one-half to 1 1/2 cents higher than Thursday. Corn sold at 67c to 68c, one-fourth to one-half above Thursday. While prices continue to advance, traders are becoming considerably bearish. They assert that with the enormous crop in Argentina about to be thrown upon the market, if peace should come to Europe, there would be a sharp decline in all cereal prices here.

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Don't disregard your cold. You sneeze, cough, are feverish; nature's warning. Dr. King's New Discovery will cure you. Be. All druggists.—Advertisement.

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