

Omaha Realty Men Live Wires



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DWELLINGS NEED QUALITY

Substantially Built Homes Always Saleable and Generally at a Good Profit.

CHEAPER TOO, IN THE LONG RUN

BY LINN P. CAMPBELL.
The average buyer of residence property doesn't consider the possibility of an advance in value. In fact, it is safe to say that not one in fifty buys with that end in view. Generally, when a man buys a home the attractiveness of the house, the plan, the surroundings or the lot influences him in his selection. Or, perhaps, it is some special feature in the house that catches his good wife's eye—for after all, the women rightly decide before the deal is made. A mirror in a closet door, glass door knobs and white enameled finish, a built-in kitchen cabinet, a large shade tree in the front yard, such things as these have really sold houses. Of course the price enters into the calculations before the sale is made, for the present-day home buyer is pretty well versed in the cost of average sized dwellings and if not such information can readily be obtained from architects and contractors. The value of the lot can also be ascertained on inquiry at the assessor's office or from some one acquainted with real estate prices in the neighborhood.

So, all things being equal, it generally happens that the adaptability or some special feature of the dwelling bought nearly always tips the scales in its favor as against a cheaper one or one that could be made to do.

Contrary, however, to the general impression, quite a few home owners realize a handsome profit on their properties besides having lived in them for a year or two.

To prove this I will give a few instances. Last July we sold a residence in the Hanscom park district for \$3,500 and recently resold it for \$4,500. The owner had the use of the property for nine months. I know of another owner who refused an offer of \$500 profit after owning the property but five months, and still another where a man bought a \$1,500 home in one of our new subdivisions and was offered \$100 for his bargain the next day.

Here is one you may doubt, but I'll tell it nevertheless, for it is a fact and the lucky owner has the money in the bank: Five years ago I sold a six-room new residence in the west part of Omaha to a friend of mine for \$1,200. The house had just been completed, but the lawn and surroundings were rather unattractive. The buyer had faith in that particular locality, however, and later events proved his good judgment. The street was subsequently paved and vacant lots were improved by the erection of several beautiful homes. Two years ago my friend asked me to sell his house and in a month I found a purchaser who paid him \$5,000 for same—a profit of \$3,800. And still he had occupied the house as his home for three years. Popular belief to the contrary notwithstanding, there are numbers of sales in Omaha residence property made every year in which the seller makes a handsome profit. In buying use good common sense and a lead pencil and you can't lose.

Green Back from Winter in California

W. H. Green is back from his trip to the Pacific coast. Mr. and Mrs. Green have been spending the winter at Los Angeles and neighboring places. He attended the Real Estate exchange meeting last week for the first time since his return. He came with a speech and wants the Grand Army of the Republic national encampment invited to Omaha.

Brevoort Place is to Be Platted

Brevoort Place, west of the Deaf institute, the tract of fifteen acres recently purchased by the International Realty association, is soon to be replatted and sold. A great many of the real estate companies of the city have agreed to underwrite a given number of the lots.

Grading to Be Done Before Lots Sold

The Charles Martin company is to start grading soon on the tract of ground purchased north of Miller park, which is to be platted and sold. A great deal of grading is to be done, and everything is to be put in first-class and modern condition before the lots are offered for sale.

CARLBERG REPORTS SALES IN OMAHA REAL ESTATE

C. G. Carlberg reports the following sales:
Lot 5, block 31, a trackage lot on Ninth street, near Dodge, from Clara Syrop to Alfred Gordon and H. C. Kohn for \$12,000.
Lot at northwest corner Twenty-seventh and Bristol streets, from Elizabeth Hendrickson to Aleck Markovitz, for \$1,200.
Cottage and lot at 2524 Bristol street, from Elizabeth Hendrickson to J. F. Kresser, for \$2,400.
Dwelling and lot at 3030 Seward street from Harry McVea to Chris F. Anderson, for \$2,000.
Dwelling and lot at 3025 North Forty-fourth street to Maurice E. Anderson, for \$1,200.
Cottage and lot at 3633 Chicago street to Arthur Zimmer, for \$2,200.

CHANGES AT A BUSY CORNER

High and Costly Buildings to Be Erected Around Sixteenth and Farnam Streets Shortly.

MONEY MADE IN THE DEALS

"How that will change the face of Sixteenth street" is the universal exclamation of business men and real estate men alike, when commenting on the fact that everything between Farnam and Harney, on the west side of Sixteenth street is to be new in a comparatively short time.

This comment is, of course, occasioned directly by the closing of the ninety-nine year lease whereby Harry A. Wolf secured possession of the Schlitz corner. Mr. Wolf announced at once that the syndicate which he represents will build a ten-story structure, and that it is to be a mercantile building entirely.

Twelve-Story Building.
With the closing of the deal and the final announcement the same week the First National bank finally secured all the stock of the old Board of Trade corner and is to build a twelve-story structure there, the announcement that plans are definitely under way for a new structure on the southeast corner of Sixteenth and Farnam streets, and the completion of the United States National bank building at the northwest corner of the intersection, the whole series of building negotiations snapped into definite form, and the person who is proud of Omaha's growth can close his eyes and see the panorama of Sixteenth street already before his face.

Fire Hastens Deals.
Perhaps never before has Omaha's desirable downtown business property within a radius of a block or two changed hands so rapidly as it has in the last few weeks. It is true that the Board of Trade fire precipitated at least one deal which would not have been made so soon, had the fire not occurred, but even in that case, negotiations for the purchase of the building had been going on for a year before the fire brought the whole matter to a head.

With the sale of the Patterson block to George A. Joslyn for \$46,000, the sale of the Board of Trade Building for \$25,000, and the sale and resale of the Schlitz corner within a few weeks' time, each time for \$250,000, it will be seen that deals aggregating the changing of \$1,000,000 were transacted on real estate in the one city block in about one month of time.

If the ninety-nine year lease of the Schlitz corner is considered, as practically amounting to another sale, the figures of the transactions in that block for a month mount up to \$1,200,000.

Martin Awards Some Contracts for New Minne-Lusa Tract

Edward Peterson, one of the largest contractors in this part of the country, has secured the contract from Charles W. Martin & Co., to grade Minne-Lusa addition and work will start next week. This contract involves grading all of the streets and surfacing of the lots and will require the moving of approximately 120,000 yards of dirt.

The contract for the cement walks in the addition was awarded to Emerson Benedict and is the largest order ever placed for walks in Omaha, as there will be nearly twelve miles of sidewalks in the addition, ranging in width from four to six feet.

C. C. Muensterfering has the contract for doing the engineering work on the tract.

If Backachy or Kidneys Bother

Eat less meat and take a glass of Salts to flush out Kidneys—Drink plenty water.

Uric acid in meats excites the kidneys, they become overworked; get sluggish, ache, and feel like lumps of lead. The urine becomes cloudy; the bladder is irritated, and you may be obliged to seek relief two or three times during the night. When the kidneys clog you must help them flush off the body's urinous waste or you'll be a real sick person shortly. At first you feel a dull misery in the kidney region, you suffer from backache, sick headache, dizziness, stomach gets sour, tongue coated and you feel rheumatic twinges when the weather is bad. Eat less meat, drink lots of water; also get from any pharmacist four ounces of Jad Salts; take a tablespoonful in a glass of water before breakfast for a few days and your kidneys will then act fine. This famous salt is made from the acid of grapes and lemon juice, combined with lithia, and has been used for generations to clean clogged kidneys and stimulate them to normal activity, also to neutralize the acids in urine, so it no longer is a source of irritation, thus ending bladder weakness.

Jad Salts is inexpensive, cannot injure; makes a delightful effervescent lithia-water drink which everyone should take now and then to keep the kidneys clean and active. Druggists here say they sell lots of Jad Salts to folks who believe in overcoming kidney trouble while it is only trouble.—Advertisement.

Only 50 People Out of 100,000,000 Population in the United States

== CAN COME IN ON THIS DEAL ==

No More!--Now Listen!

I have secured a special contract with one of the most substantial and firmly established recognized land companies in Florida, who have sold and settled up the most successful farming and trucking proposition in the state.

Lands are all high and dry, good agricultural soil situated right close to Jacksonville. The company is selling their lands for \$40.00 to \$100.00 per acre and they want to close out 5,000 acres which they agree to let me sell at a wholesale price of \$20.00 per acre

If I Can Sell Out Completely in 60 Days

But I must sell out every acre

Now if I can get 50 clear thinking, quick acting investors to club together with me to take 100 acres each on terms of \$100.00 cash and \$100.00 per month for 19 months with 5% interest and pick up this extraordinary bargain **at once**, they will get a ground floor wholesale proposition---**small acreage at a 5,000-acre price.**

Applications should be made by wire or first mail and no sale considered unless entire tract is sold. No more applications can be accepted than just enough to close out these fifty 100-acre tracts. **Club together and investigate.**

Reservations made subject to full investigation.

No agents.

JOS. H. PHILLIPS

411 St. James Building

Jacksonville, Florida

REFERENCE: Any Bank, City Official or Business Firm in Jacksonville, or Dun's and Bradstreet's.