

# Firms Listed on These Pages Are Members of Omaha Real Estate Board

## TUKEY'S OFFERINGS

Deal With A Realtor

### INVESTMENTS

A terrace of five flats, east fronts on 16th St., just south of Vinton. Each apartment has five rooms and full basement; strictly modern, except furnaces. These houses are always rented for \$18.00 each, or \$1,080.00 annually. The price is \$8,500.00.

1506-8-10-12 North 20th. Two double St. Louis flats, making four five-room apartments. These are strictly modern in every respect. Each apartment has its own furnace. A large east front lot, located right on the car line and within easy walking distance to the business district. Annual rental \$960.00. The price is \$8,000.

We have one of the most prominent corners on Farnam St. with two apartment houses and enough ground for another one. These apartments are always rented and have a waiting list. They were not built for sale, but the owner has other plans at present and would consider selling them. They are as modern as any apartments in Omaha and the corner has a very bright future. They bring \$8,500.00 per year net.

These are only three of the several investment properties we have on our list that will pay the purchaser from 10% to 12% on the investment.

### HOMES

114 South 38th Ave., one of the best built houses in Omaha. Ground 135.6x155. This property looks over the whole city to the east. There are four rooms and hall on the first floor; seven rooms on the second and four rooms and billiard room on the third floor. The woodwork in the house is not to be excelled in any place in Omaha. Large barn and beautiful grounds. It is at present altogether too large for the family and they offer it at a bargain.

On 33d St., just north of Farnam, we have an all modern brick home with 66x132 feet of ground. This property was built by day labor and all the woodwork was selected out of town. It is a property which has been held at \$28,000, but the owner now instructs us to secure the best offer we can on same. It has about 12 rooms and is an ideal home.

On 40th St., south of Harney, we have a 9-room solid brick house, stuccoed over the brick, with 60x165 feet of ground and 50 feet more if desired. This is a modern town house. Three rooms on first floor, three bedrooms and two baths on second floor and three bedrooms and bath on the third floor. Price \$18,000.

1738 South 32d Ave. Here we have an eight-room stucco house; 50x135 feet of ground. Beautiful place fronting on Hanscom Park. The owner lives in New York and has been holding this place at \$9,000. We want an offer.

### DUNDEE HOMES AND LOTS

In Dundee, at 4905 California, we have an eight-room frame house; 75x135 feet of ground and garage. The house is seven years old. It has always been occupied by the owner. Lot is all set out to shrubbery and good homes on both sides. Price \$8,000.

We have two 64-foot lots fronting east on 52d St., north of Dodge. These lots are the highest lots in Happy Hollow circle and overlook the whole country. The east view is not the best, but it is possible to arrange a house so that with the open space which is left on the lots west of these it will make a home commanding the entire western country. We believe these lots are offered the cheapest of any lots similarly located, which is less than \$40.00 per front foot.

### A. P. TUKEY & SON

REALTORS

Phone Douglas 502.

620 First Nat'l Bank Bldg.

## These Are a Few of Our Best Bargains

### EVANSTON LOT

Corner 70x135. Paved street. North and east front overlooking the entire addition. For quick sale we have a price of \$1750.

### 6 ROOMS, NORTH—\$3000

This is a very attractive little home, only about one block from the North 24th St. car line, near Emmet. It has all the modern conveniences and is one of the best buys we know of on the north side.

### 6-ROOM SQUARE HOUSE—\$3575

This fine little home has hot water heat, is finished in the finest of oak, has stationary tubs and is one of the best built, best arranged houses that we know of for within \$500 of the money. Big living room, dining room and kitchen on the first floor; three fine bedrooms above. The location is first class, and the price is far below its actual worth. Building and Loan mortgage now on the property of \$2400. \$1175 cash will handle.

### DUNDEE, 8 ROOMS—\$5500

Big living room with beamed ceilings, fireplace and built-in bookcases. Four good sized bedrooms and bath on the second floor. Large attic, full basement. Lot 50x135. Only one-half block from car line. House is only about five years old and is just newly decorated and painted throughout. Beautiful trees and shrubbery. Terms if desired.

### WEST FARNAM—\$25000

This is a comparatively new brick home on 37th street, just south of Farnam street. 10 large rooms, including sun parlor and sleeping porches. The house has tile roof, hot water heat, two back rooms and a number of extra toilets and lavatories; finish the best that money can buy. Large brick garage with tile roof and space for three cars. This is the cream, nothing finer of its kind in Omaha.

### 8-ROOM BRICK—\$2850

This is a completely modern home on an east front corner lot in a first class location on the north side. You could not build the house for twice the money, but it must be sold, and this is your opportunity. Building & Loan mortgage of \$1800 now against the property. \$1050 cash will handle.

### 5-ROOM BUNGALOW—\$2950

This nifty little home has five rooms and is completely modern throughout, with oak floors and oak woodwork. Large attic and convenient basement. The house is built of stucco and frame and is one of the cosiest little places imaginable. Lot 40x132. Only two blocks from the Harney car line. South front lot with paved street. Only one and one-half blocks from school. Price just reduced from \$3250 for quick sale.

### SMALL INVESTMENTS

14th and Pacific, lot 51x168. Rental \$24 per month. Ground we believe alone will more than double in value in a short time. Price \$25,000. Cuming street, near 22d. Two stores and small garage in the rear. Lot 30x132. Gross rental \$45. Price \$4500.

North 24th St. Two brick stores and frame cottage. Lot runs through from 24th street to 23d. Always rented at \$49. Price \$4500.

Three frame houses near Park Ave. and Pacific Sts. Lot 84x79. Two of the houses are two stories and completely modern, the third is modern except heat. Total rental \$65.50. Price for quick sale \$5000.

### HARNEY STREET INVESTMENT

Ground 134x130 with first class brick improvements. Now rented for \$8787 per year. We believe this property will more than double in value within the next five years, and meanwhile pay you 10 per cent net on the money invested. Price \$85,000. About \$25,000 cash will handle. No trades.

### TRACKAGE

88x133 at the northwest corner of 15th and Jones Sts. Right in the path of progress, only about one-half block from 16th street and therefore combining both wholesale and retail advantages. The price is only \$30,000. Present owner might consider building for a good tenant.

## Armstrong-Walsh Co.

Realtors

Tyler 1536.

333 Rose Bldg.

## "REALTOR"

The word "Realtor" has been adopted and copyrighted by the National Association of Real Estate Boards. It can only be used by members of the local Board, which in turn are members of the National Association. The Association has coined this name in its effort to elevate the real estate business, and to give a name to that which has become a recognized profession. In its effort to see that each member deals fairly with his fellow members, and his clients, the National Association furnishes a code of ethics adopted by the National Association and by each Board in the Association. Individual members of such local boards are "Realtors."

The Omaha Real Estate Board has officially adopted the name "Realtor" and hereafter its members will use the word as an indication of their membership and profession. To make the name good the Board stands behind each member for fair dealings, but in case any customer feels he is not fairly dealt with, the Board will investigate and discipline any member in the wrong.

Any real estate agent in Omaha is eligible to membership in the board, provided he has maintained an office for at least six months and will subscribe to the code of ethics and who has a reputation of fair dealing with his clients. The Board wants them, as they want to put the real estate business on so high a plane that sellers and buyers will have confidence in their agents and will feel protected against unfair dealings.

Buyers and sellers of Real Estate will undoubtedly be greatly interested and attracted by this "toning up" process. Naturally they will feel drawn in their dealings to the person or firm who has a right to carry and use this new name. We solicit your patronage for the

## "REALTORS"

By order of the  
OMAHA REAL ESTATE BOARD.

## THREE SPECIAL BARGAINS

BUSINESS BARGAIN

24TH AND LEAVENWORTH STS.

NO. ONE:

On the north side of Leavenworth St., between 24th and 25th, we have 50 ft. with two stores—one, one story in height and the other, two stories high, with flats on the second floor, bringing in a total rent of \$65 per month, or \$780 a year. Leavenworth St. is improving every day. A two-story brick business block is now being constructed across from this property, one of the 5th branches has just been finished one block west of this property, 24th St. will soon be widened and this property we offer is due for strong advance in price. 24th and Leavenworth is undoubtedly one of the best junction points in the city. See us for special price and terms.

### DUNDEE BUNGALOW EASY TERMS

NO. TWO:

4901 Cuming St., a beautiful new bungalow, modern in every convenience and finished in every detail. Location ideal, being on the corner of 49th Ave. and Cuming, high and slightly. Both streets paved and paving all paid for. House has six extra-large rooms and bath on one floor, fine full cement basement, also dandy floored attic and garage on rear of lot. If you want to see something different, come out this afternoon and look this house over. See the beautiful decorations in all the rooms and notice the effects obtained through the use of up-to-date, indirect lighting fixtures. This bungalow is a little beauty and finished so completely that your time will be well spent in coming out to look it over. Price \$4,500; reasonable cash payment, balance monthly.

PICK UP

NEAR 28TH AND DOUGLAS

NO. THREE:

40-ft. lot by 115 ft. deep to alley; streets all around paved and paid for. Two small houses renting for \$23 per month. Houses need some repairs, but are always rented. This property is very close to Farnam St. and as the town grows west is due for an advance in value each year. Price is only \$2,100. The rents bring in an income of over 13% gross per annum on this price. For a small investment the equal to this cannot be found. \$500 cash payment is all that is required.

## Payne & Slater Co.

Realtors

616 Omaha Nat'l Bldg.

## Investors and Speculators Pick Your Bargains From This List

### Vacant Lots

- \$ 3000—88x150, corner 31st and Jackson; two paved streets. Desirable for home, flats or apartment.
- \$ 3960—132x120; N. W. corner 37th and Dodge Streets. Two paved streets and two lots. Cheapest ground in this whole district.
- \$ 5000—62 1/2 ft. frontage on Douglas St., close-in corner. Cheap apartment site.
- \$ 6000—TRACKAGE—Large corner, 14th and Nicholas, with tracks on two sides.
- \$ 6000—187x82 1/2; N. W. corner 38th avenue and Jackson streets. Elegant home site or fine for apartments. Very cheap.
- \$12500—TRACKAGE—66x132, 13th and Jones streets.
- \$12500—TRACKAGE CORNER, 99x132 with track on two sides; well located.

### Investments

- \$ 5250—Two 10-room houses with large barn, renting for \$62.50 per month. Located on full lot within eight blocks of the postoffice. A forced sale and a bargain.
- \$ 6000—Large corner on Park car line, with improvements, renting for \$67.50 per month and room for another building. Can make terms.
- \$10500—Brick flat in West Farnam district, rented at \$100 per month. First class improvements and the rent can be increased. \$4,000 cash will handle.
- \$17000—Harney street investment. Three 9-room modern brick flats in excellent condition; always rented to good parties at \$1800 per year. 75 foot frontage on Harney street; might consider good modern home well located, up to \$5,000 as part payment.
- \$20000—Douglas street, near 20th, with high grade brick improvements, which carry the investment.
- \$22500—50x132, on Farnam street, near 26th. Can give long time lease, will build to suit tenant or sell on easy terms.
- \$35000—\$1 feet frontage on 24th street, near Farnam, with improvements rented at \$1800 a year. This is considerably less per front foot than other values in the same block, not considering the improvements.
- \$39000—BEST BUY ON HARNEY STREET—Large corner close in with substantial improvements, rented at \$2640 a year. \$10,000 cash will handle; balance 5%. This is one of the few close-in investments on Harney street, where the rentals carry the investment.

### Homes

- \$ 3000—1512 North 35th street, Bemis Park. Seven-room house, all modern, with large living room; recently painted and decorated throughout and in first class condition. \$300 cash will handle.
- \$ 3500—N. W. corner 36th and Marcy streets, one block south of Leavenworth street; 6-room, all modern house; east front, nice corner. Two paved streets, \$500 cash.
- \$ 4450—2303 South 32d avenue, one block south of Hanscom Park. 7-room house, thoroughly modern, very desirable. Full lot with garage and driveway. This is a \$5,500 property.
- \$ 5500—608 South 29th street; 9-room modern home in excellent condition, with lot 75x140. Best close-in buy we know of.

### GLOVER & SPAIN, Realtors

Douglas 3962.

919-920 City National.

### BEAUTIFUL BELLEVUE

Fifty lots sold in BEAUTIFUL BELLEVUE during January. As many more in prospect for this month.

Blocks and Half Blocks can yet be bought, almost as easily as single lots, and at favorable prices.

No more delightfully situated suburb about Omaha, while everybody knows that PARK RESERVATION and BOULEVARD development is decidedly in that direction.

Some fine acre and small farm propositions, West, South-west and South. Half hour from stock yards, at \$225 per acre.

Small houses with two or three lots, suitable for cow, chickens and fruit, with prices from \$1,250 to \$3,000; easy payments.

### GEORGE G. WALLACE, REALTOR,

614 Keeline Bldg.,  
Omaha, Neb.

### HANSCOM PARK DISTRICT

#### NEW BUNGALOW

Six rooms, all on one floor, stairway to floored attic, all modern, oak finish, corner lot, paved street, choice location, close to school, located 2352 South 35th Ave. Price \$3,750. Will give terms.

#### SIX ROOMS

Living room, den, dining room, kitchen and pantry on first floor, two nice bed rooms and bath on second floor; elegantly finished, modern, brand new, located 2342 South 35th Ave. Price \$3,400—\$300 down, balance monthly.

#### DANDY COTTAGE

Front entry, living room, dining room finished in oak, kitchen, pantry, two nice bed rooms and bath; all nicely decorated; full cement basement. Price \$3,250.

### C. G. CARLBERG,

312 Brandeis Theater Bldg.

### BEAUTIFUL STUCCO OAK BUNGALOW, \$60 CASH

A brand new bungalow completely modern and finished in oak. Full basement, furnace, floor drain, tile bath, etc. Large east front lot, in north part of city. Take advantage while you can. Price \$2,750, and monthly payments of \$28.50.

### HANSCOM PARK HOME

7-room all modern home, only 1/2 block from west side car line. A snap at \$3,200. Easy terms to good party.

### WEST FARNAM BUNGALOW

A modern oak finished stucco bungalow, in West Farnam district. Price \$3,650. About \$500 cash and balance like rent.

### FOUR-APARTMENT BRICK FLAT

Brick flat building with four modern oak finished flats of four rooms and bath each, with five-room accommodations. Nicely located near 30th and Farnam, where values are bound to grow and now paying 1 1/2% gross. Income \$1,200 per year. Price \$10,000. Only \$3,000 cash required and balance monthly.

### APARTMENT HOUSE SNAP

Nearly new high-class brick apartment within easy walking distance of downtown. This property is being offered at a sacrifice price and will pay over 12% net. Price \$25,000. Net income over \$3,000. Can be handled for about \$5,000.

### JEFF W. BEDFORD & SON, REALTORS,

222 Keeline Building.

### FOR SALE

\$12,500 buys a three-story brick building. Stores below and flats above. With large grounds. Located in a good business street, \$3,000 cash, balance long time. A \$20,000 mortgage was paid up a short while ago and this is positively a bargain.

A prominent business corner, two blocks from the postoffice occupied by a high grade mercantile business. Will sell for \$40,000 and owner will take a bona fide lease for ten years and pay \$4,000 a year, and will pay for heat, water and repairs. Reason for selling is that owner wants to enlarge his business and needs money. Will take \$21,000 cash, and the balance to be arranged.

J. B. ROBINSON,  
442 Bee Bldg. Doug. 8097.

### MONEY FOR YOU BUY

Northwest corner of 26th and Chicago Sts., three houses, all in good shape, rent \$85.00 per month; also room to build store or dwelling; streets both paved. Price \$6,950.00; brings 15% and vacant lot.

23d and Leavenworth Sts., 8-room house, fine condition; furnace, full basement, electric lights, gas; all up-to-date; can rent a couple of rooms; save your rent and soon own your place.

13th and Pacific Sts., two cottages and lot, on paved street; 14% or more; up to you. Price \$2,500.00.

22d and Mason Sts., three fine houses; furnaces, electric lights, gas, all conveniences; large lot; 13% or more; good terms on all.

BIRKETT & CO.,  
250 Bee Bldg. Douglas 533.

### SHULER & CARY REALTORS

Exclusive Offerings  
For This Week

#### HOUSES

\$3350—A dandy new 5-room corner bungalow, on paved street, in west Farnam district; two blocks to car line; built-in features and furnished in oak. \$500 down.

\$3400—Price reduced for this five-room bungalow with attic for two more rooms; just being completed. Oak floors throughout and oak finish; east front and 1 1/2 blocks to west Farnam car line. A bargain and only \$340 down.

\$6250—See this Dundee home. Buy where values are increasing. Seven room modern two story bungalow design; has large living room and den, with open fireplace; paneled dining room with specially designed built-in china closet; spacious kitchen, 3 bedrooms and bath; extra large front porch and south exposure with splendid view. Terms may be arranged.

\$3500—Eight-room house, Hanscom Park district; not new, but modern garage for one car. Will consider an offer and accept a small payment down.

#### VACANT

\$675 each—Two lots 44x100 on California street, near 41st avenue, fronting south. These are priced at \$150 less than adjoining lots sold for, and they are very desirable for building purposes. \$100 down, \$10 per month.

\$800—Corner, on car line and paved street and all specials paid. Suitable for store or flats; a Cathedral district bargain.

\$2550—Five acres, north and west of Fair Acres; lies high, and is a beautiful building site; surrounding acreage priced much higher—one-half cash.

### SHULER & CARY

Active members of Omaha Real Estate Board.

Suite 202-4-6 Keeline Bldg.

Phone Doug. 5074.