

GARDEN AND HOME BUILDERS' PAGE

GROWING DEMAND IN GATE CITY FOR RENTAL HOUSES

Increase in Population Makes it Difficult to Find Modern Home for Rent.

Due to the normal increase in population, Omaha is in much the same embarrassing and uncomfortable position as the developing youth who rapidly outgrows his clothes.

Just now there is a tremendous demand for houses for rental purposes. Prospective renters enter a real estate office and before they have an opportunity to state their wants the observant realtor will anticipate:

"You are after a modern bungalow, in some desirable locality, with good plumbing and heating, renting anywhere from \$35 to \$60. Well, in the language of our rural friend, who saw the giraffe in the circus for the first time, 'thar aint ary such animal!'"

Edward F. Williams, secretary of the real estate board, says that there are five calls from persons wanting to buy homes now to one, six months or a year ago.

Different Queries Now. Formerly the first question asked by the prospective purchaser was: "How old is the house?" Now the inquiry is: "What is the condition of the house?"

Persons have learned that it is not age, but upkeep that gives intrinsic value to an improved piece of realty. A house built 15 years ago, of good white pine, or 10 years ago with the material then available, and which has been insured against deterioration by plenty of paint and varnish, is the kind of a house that now offers the real bargain.

This fact became so apparent and the rental situation has become so acute, that persons who have been content to be tenants for years now are anxious to become home owners and are creating an intense demand for the well-preserved homes that are placed on the market.

Older Houses Are in Great Demand, Says E. F. Williams

Edward F. Williams says there are at least five to one more calls from people wanting to buy homes now than six months and a year ago. One noticeable difference, he says, in the inquiry is that formerly the first question was, "How old is the house?" Whereas now it is "What is the condition of the house?"

"My impression," he says, "is that people are beginning to realize that real bargains are more frequently offered in the older houses and that a house built eight to 15 years ago, if properly cared for in the meantime, is just as valuable today as it was when it was built. Age is not the cause of deterioration, but failure to properly care for a house in the matter of painting and varnishing. Paint and varnish will preserve wood indefinitely.

"Another feature about many of these inquiries is that they are coming from people who have been renting for years and until recently never expected or aspired to be a 'home owner.'"

New Industrial Center Is Laid Out in South Omaha

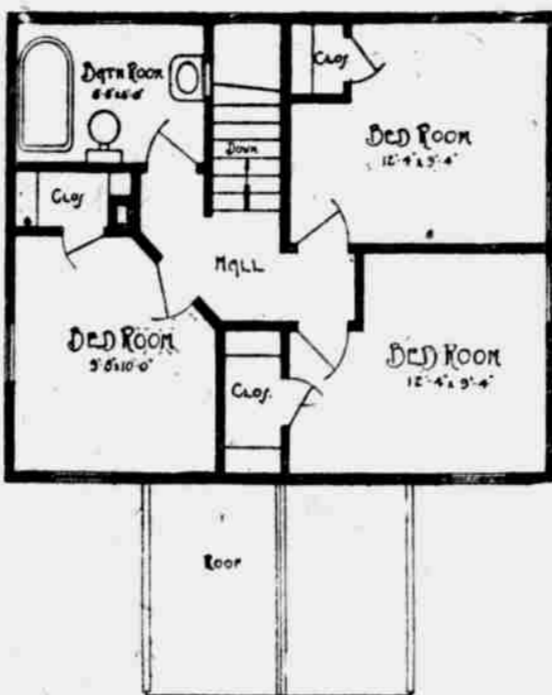
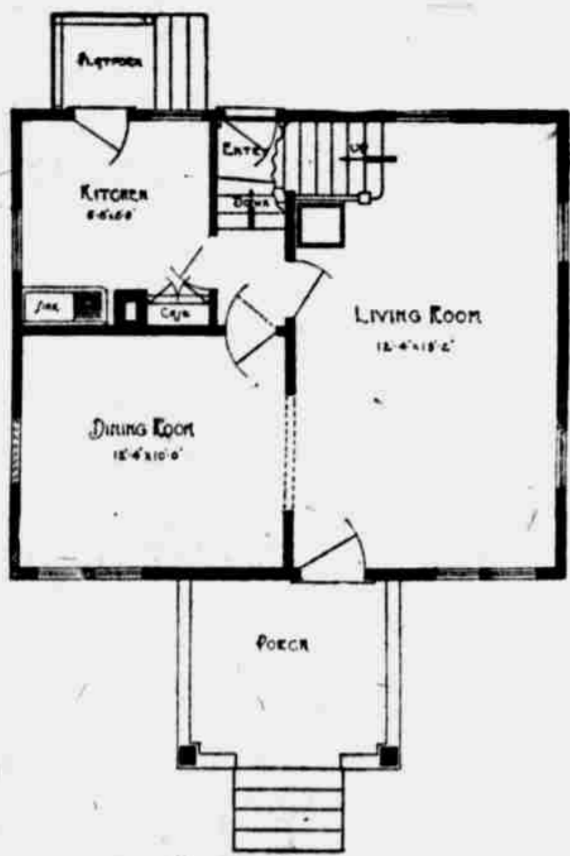
A new industrial center has just been laid out in South Omaha, which will accommodate quite a number of new industries. The Industrial Land company has purchased the balance of the holdings of the South Omaha Land company, consisting of 10 blocks of property situated between Thirty-fifth and Thirty-seventh, streets between F and K streets, South Side.

The incorporators and officers of the Industrial Land company are Harry M. Christie, president; Herman Beal, vice president, and Joseph Kopietz, secretary and treasurer.

This property is ideally located for industrial purposes, is near the street car lines and is adjacent to both the Burlington and the Missouri Pacific or Belt line tracks.

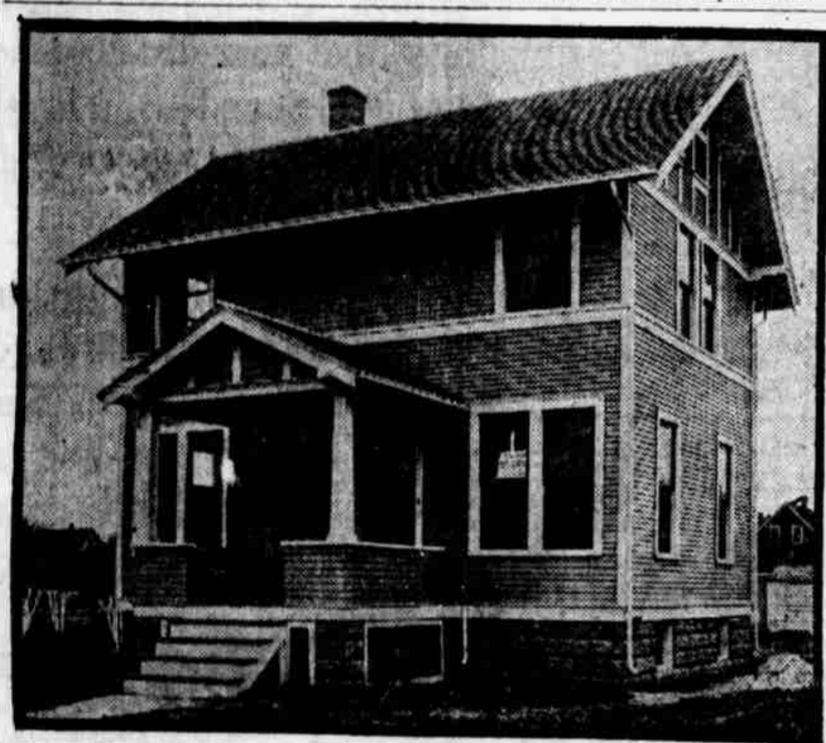
The property is served by a five-foot, nine-inch brick sewer and also a 24-inch water main. It is being put to grade and when opened will make one of the largest industrial centers in the city.

House Designed By Home Builders Has Plenty of Room At Minimum of Expense



The Home Builders have designed this arrangement to give the house the greatest amount of room, at as small an expense as possible. The dwelling is 20x26 feet, and especially adapts itself to a small lot, having the additional feature of being easily heated.

The main room is exceptionally large, and leads into the dining room through a beautifully cased opening. Considering the space of ground taken up, the rooms are almost deceptive from the exterior.



Old German Home is Used For New Catholic Parish

Establishment of a new Catholic parish on South Thirteenth street has been authorized by Archbishop J. J. Harty. This is an answer to the requests from nearly 200 families living in that neighborhood who find it inconvenient to journey to a distant parish for services.

Father Francis B. Tomanek has charge of the new parish and is holding services in the old German home, which will be used until a new church can be built.

Father Tomanek was formerly located in Omaha. For the last four years he has been doing emigrant work at Ellis Island.

"Own Your Home" Does Away With Moving Frequently

Hastings & Heyden sold the house at 4238 Wirt street in March and rented the tenant a house at 3115 North Forty-eighth street, which he moved into April 1. Twelve days later this house was sold by them and they have persuaded him to move into another house they have for sale. This tenant will undoubtedly be ready to buy if he has to move again. He surely is getting the "Own Your Home" spirit.

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PLATTING MANY NEW ADDITIONS IN SOUTH OMAHA

Prosperous Condition of City Is Reflected in Great Increase of Real Estate Enterprises.

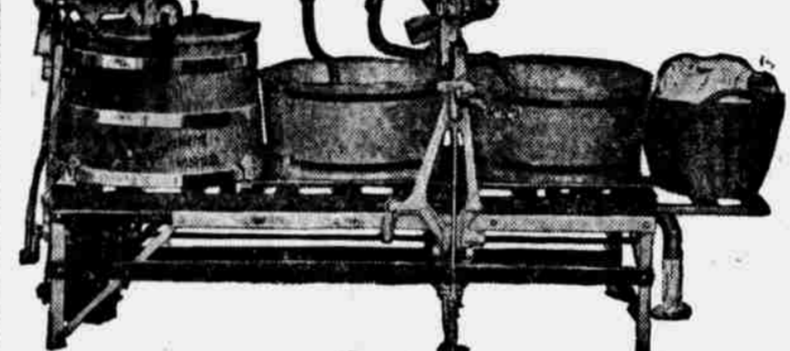
With the packing industries running on "high," wages nearly ideal and thrift almost a contagion, the South Side, once proudly boasting of its nom de plume, the "Magic City," is more than coming into its own.

Residents of that section have great faith in the future of the district and are purchasing lots and tracts of ground as far out as the county line, like "hot cakes."

Addition after addition is being platted to meet the demand and the way the offerings are being taken up would seem to justify the enterprise.

Omaha, who, on a Sunday drive through the suburban districts of the South Side, notice the almost revolutionary changes that are taking place. Community districts in newly platted additions are springing up "like mushrooms."

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