



1920 Lothrop Street
7 Rooms and Sleeping Porch
 Quarter-sawn oak finish and floors, beamed ceilings, first floor; natural birch finish, second; hot water heat; pressed brick foundation; 2-car garage; south front lot 50x124 ft. to 16-ft. alley, paving paid. One of the best locations in Kountze Place; exceptionally well constructed. Must be seen to be appreciated. Price \$10,000. Easy terms. Quick possession. Shown by appointment.

New Brick Colonial Home
 Eight rooms, 2 stories and attic, tiled front vestibule, central hall, large living room with brick fireplace, attractive dining room, breakfast room, and up-to-date kitchen with tiled floor, 1st floor; 4 attractive bedrooms, tiled bath, linen closet, etc., 2d floor; large floored attic, full cemented basement, billiard room, laundry, stationary tubs, storage room, floor drain, toilet, etc.; hot water heat. Rigid heater, vacuum cleaning system installed; metal weather strips and plate glass, at all windows; 2-car garage, lot 75x185 ft. High, slightly location affording a beautiful view in all directions. Convenient to car line in the Dundee-Lockwood district. One of the best constructed new homes erected this year. Just completed and ready to occupy. Price and terms on application.

Attractive Dundee Bungalow
 New 8-room Kellastone stucco. Six rooms and bath, 1st floor; 2 bedrooms, 2d; oak finish, quarter-sawn oak floors, 2-car garage. High, slightly, south front lot 50x135 ft. Built by expert carpenter contractor for his home. Very desirable. Price \$13,000. Reasonable terms.

Dundee Home—\$9,000
 Immediate possession. Owner leaving city. Must be sold. Seven rooms, 2 stories and attic; quarter-sawn oak finish, 1st floor; hot water heat; building suitable for garage. One of the best values in Dundee. Quick action necessary in order to buy at this price. Liberty bonds accepted as part payment. See us at once if interested.

Beautiful Minne Lusa Bungalow
 2516 Vane St. New brick and stucco; 5 rooms and tiled bath, 1st; 3 rooms 2d. Oak and white enamel finish; 2-car garage; 60-ft. lot; very desirable and well built. Price on application; easy terms. Open for inspection Sunday. Call Colfax 4259.

Sunday, call Mr. Fowler, Colfax 4259; Mr. McDonald, Walnut 170; or Mr. Young, Harney 5051.

Fowler & McDonald
 REALTORS,
 Douglas 1426. 1120 City National Bank Bldg.

Buy Omaha Real Estate And You Will Prosper

This is a selected list of good properties at prices that are right.

Look it over. Then come to our office and get the details on the items which interest you.

- HOMES**
- \$4,800. A very pleasing five room cottage in the eastern edge of Dundee. All modern and in nice repair. Full east front lot. \$2,000 cash will handle.
 - \$5,000. Six rooms and bath, all modern in a good district north. Corner lot. Nice homes all around. The best buy you can make for the money.
 - \$9,000. Sturdily built family home in a very pleasant section north. Close to 24th St. car line. Five rooms on the first floor; four bedrooms on the second. Nicely finished, equipped with every modern convenience and situated on a beautiful piece of ground, 100x128. Magnificent big trees and fine shrubbery.
 - \$15,000. Dundee. Brick and stucco. Beautiful living room with stone fireplace. Dining room, sun room and a real breakfast room and good sized kitchen on first floor. Three bedrooms and sleeping porch on second. Hardwood finish and floors. Double garage. One of the most artistic homes in the district. Half cash required.
 - \$21,000. Dundee. New stucco of very pleasing design. Large living room with fireplace; spacious dining room, breakfast room and kitchen. Three good bedrooms, enclosed and heated sleeping porch, and tiled bath on second; maid's room and bath on third. Vacuum vapor heating system. Double garage. A very complete and well finished property and priced much lower than other new homes in the same district.

- LOTS IN GOOD LOCATIONS**
- \$1,600. Double corner in the heart of Minne Lusa. Nothing like it in the whole addition at the price.
 - \$1,800. Beautiful east front lot on 37th Street. 100 feet north of Davenport, 50x127.
 - \$2,000. East front on 41st St., second lot south from Harney. Splendid site for good home.
 - \$3,900. Double corner 100x145 at 38th & Hamilton. Will cut nicely into three lots. Fine buy for a builder.

- DUNDEE LOTS**
- \$4,875. S. E. Cor. 51st Ave. & Dodge, 75x135. Nothing on Dodge street as cheap.
 - \$5,000. 55th St. just south of Dodge, 120x125. Beautiful home site.
 - \$5,000. S. E. Cor. 52nd & Chicago, right in the Happy Hollow Circle district.
 - \$8,125. S. E. Cor. 51st & Dodge. Fine big lot, 125x135.

- BUSINESS AND INVESTMENT PROPERTIES**
- \$6,500. Close in corner in fine location for flats or apartment house. 69x140. Frame cottage rents for \$420.00 per year and will carry the lot until you build.
 - \$10,000. A cracking good lot, 66x132, on Cuming Street, between 18th and 19th, the two streets that carry the heavy north side traffic. Present rentals from old house \$600 per year. One story brick will rent at high figure.
 - \$20,000. Excellently well built two story brick building on corner with extra ground included. Suitable for any business not requiring central location. Paved streets and street car line. In suburban business district and surrounded by all lines of business. Building could not be duplicated for twice the price.
 - \$25,000. Six two story brick houses of seven rooms and bath each. Close in and always rented. Present income, \$2,880, could be quite materially increased. Owner has given us selling order and might take a trifle less.
 - \$40,000. Ten St. Louis flats, only a few blocks from the heart of town and right in the path of increasing values. Income \$4,800. Separate heating plants operated by the tenants. Big reinforced concrete business buildings being built close by. In a few years the ground alone will worth the price asked. \$15,000 cash will handle.
 - \$55,000. Buys an apartment house with a rent roll of more than \$11,000. Well located and well planned. 12 apartments of five rooms and bath. \$25,000 cash required. No trades. This is a remarkably low price. The investment will show a very heavy return.

Walsh-Elmer Co.
 REALTORS
 Tyler 1536 333 Securities Bldg

USE BEE WANT ADS—THEY BRING RESULTS

Demand For Homes Greater Now Than For Many Years

Realtor Estimates That Over 2,000 Lots Have Been Purchased Here This Year—Sites For Homes.

Old-time realtors are practically unanimous in their opinions that the demand for residences, lots and acreage has been greater this year than at any time since the boom days 30 years ago.

L. P. Campbell of the Byron Reed company says 2,000 lots and separate acres purchased at Omaha this year is a conservative estimate.

These purchases have been in every part of the city and have been made by all classes of citizens. "The best thing about this," Mr. Campbell said, "is that a large majority of the purchasers are persons expecting to use their property as a site for a home. They realize also that vacant real estate, as it is now priced, is without question the safest kind of investment; also that it is certain to increase in value. Unimproved real estate has advanced in price less than any other staple commodity, and it is the only commodity of which there is a limited supply. No more of it can be manufactured."

"The public is beginning to understand that with a limited supply and constantly increasing demand the price will go up."

Some of the firms that have conducted an unusually large business in unimproved lots and acreage this year include the Flack interests, J. H. Koppitz, W. Farnam Smith company, Shuler & Cary, the Byron Reed company, Hastings & Hayden, and the Slater company.

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The vacant lot market in many other localities in the country has been similar to that in Omaha, according to officers of the N. P. Dodge company, which has sold several thousand lots this year in different parts of the country, mostly in the eastern states. By the end of the year the Dodge company will have held vacant lot sales in approximately 30 different cities of the country.

HOMES ON EASY PAYMENTS

Only \$500 Cash—\$30 Monthly. NOW VACANT and ready for inspection.

FOUR very attractive and beautifully decorated cottages. Nice east front lots, surrounded by large shade trees.

Only a block from South Omaha and Farnam street cars at 42th and Cassell.

The rent situation is growing more serious all the time and the wise man will look after the interests of his family by buying a home and getting started on the road to prosperity.

\$1,000 Cash—\$45 Per Month. Nice 6-room strictly modern home on Willis Ave. There is a full lot on paved street and a double garage. Price \$4,500.

\$2,000 Cash—\$40 Monthly. Strictly modern and very attractive 5-room bungalow at 28th and Browne streets. Only \$4,900. We can show these properties at your convenience.

Edward F. Williams Co.
 REALTORS,
 803-4 Omaha Nat'l Bk. Bldg., Douglas 420.

4 3/4 Acres In Dundee—\$1250

On May 15, 1905, Leopold Doll conveyed twenty-three lots in Block 1, Taylors Farnam Street Addition, located at 53d and Farnam streets, to Florence May Ely, the consideration in the deed being \$1,250.

In 1915
 Florence May Ely conveyed twenty-four lots in Block 1 to Clyde W. Drew, for \$16,500.

TODAY
 this same property, being now part of Drew-Dundee Heights, is being sold in lots averaging approximately \$2,000 each, or about \$10,000 per acre for property which sold in 1905 for approximately \$250.00 per acre.

HISTORY REPEATS ITSELF
HERE IS YOUR OPPORTUNITY!

ONE ACRE—WEST DODGE
\$1,100—\$110 CASH AND \$11.00 MONTHLY

Only eight blocks west of Fairacres and just a few steps from paved Dodge road. Directly in the path of Omaha's very finest residential development. Restricted just enough, high and slightly, commands a panoramic view of Omaha and environs probably fifteen miles in length. Wouldn't you feel mighty happy if you owned a beautiful acre such as this with the chance of tremendous increase in value as seen from above example.

If convenient for you to see the property today, call Mr. Campbell, Walnut 3816, or Mr. Nickerson, Walnut 5020. Week days call—

The Byron Reed Company
 Douglas 297. 1612 Farnam St.

What to Know in Building a Home

Answers to Questions.

1. Built-in furniture, especially bookcases and very often sideboards, are much in favor with many persons. It should be remembered, however, that a carpenter is not a cabinet maker, and, hence, is liable to do a mediocre job or to be obliged to charge so much more than such furniture can be purchased for in stores. As a general rule built-in furniture, therefore, is not desirable.

2. The best kind of paint for exteriors is one in which permanent coloring materials are ground into a white paint base. Such tinted paint will not so readily chalk and crack and thus will have longer life than pure white paint. All best paints have white lead or zinc-oxide as their base.

3. Sleeping porches too often are like the winter-morning cold bath—more talked about than used. Unless the family intends to use it, a sleeping porch should be omitted. If built it should be so located as to get the air on three sides and windows so arranged that direct storms may be shut out while full supply of air is provided. Over the garage, if connected to the house, or over a sunroom or open porch, is a good location.

4. Casement windows are best for sleeping porch and sunroom. Have them swung on double hinges so they will open either out or in and provide for securing them when open by one of the many devices now sold, the best being those which will permit opening so large or small a distance as is desired.

5. If the bathroom does not have tiled walls it is best to paint both walls and ceiling. Wall paper should not be used where there is much moisture.

6. Provision for dry beds in the sleeping porch may be made by having one end or side closable and heated so beds may be rolled into that compartment when not in use.

7. Careful tests by the U. S. government in all climatic conditions have shown that exterior paint wears more rapidly in summer than in any other season.

8. Never use yellow ochre as a painting coat for the house exterior. The best coat of priming is one of lead or zinc-oxide.

9. The best time to paint a house is just before it begins to need it. A new house should not be painted until the interior plastering is dry. Otherwise the moisture coming through is likely to cause the paint to blister or crack or peel.

10. Every house should have three good coats of good paint to make a good job. Never fewer than two coats should be considered.

This Week's New Questions.

- How can I be sure to get the best oak floors? Are borders used?
- What kind of window and door sills should be put in a brick house?
- Is a driveway jointly on premises side by side desirable?
- Should a house be wired whether electricity is to be used immediately or not? Why?
- What kinds of roofing are recommended by authorities?
- What are the advantages of an outside chimney built up from the ground?
- How can one be certain of title to his lot?
- What is a land contract? A deed?
- Items to look out for in buying a lot?
- What kind of water heater should be installed?

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Carries Two Watches.

Newton, Mass., Sept. 18.—Attorney General Gooding Carroll, admitting he is still puzzled by "daylight saving" when he wants to catch a train, states that he carries two watches, one set by railroad, the other by daylight saving time. "As my neighbors consult me as I have clients," he said, "and I'm pretty busy."

SOME REAL HONEST VALUES

- HOMES**
- \$ 4,500—A neat five-room, all modern cottage near 19th and Vinton Streets. \$1,000 cash will handle.
 - \$ 5,250—A neat bungalow cottage, five rooms, all modern, in excellent condition, near 22d and Ames Avenue. \$2,000 cash.
 - \$ 5,500—A very attractive five-room bungalow, fully modern, with built-in features, near Prettiest Mile. \$750 cash will handle.
 - \$ 5,250—Five-room modern cottage near 40th and Charles Streets. \$1,000 cash will handle.
 - \$ 6,100—18th and Laird Streets, five-room bungalow with finished attic, modern throughout. \$2,500 cash will handle.
 - \$ 6,500—Can give immediate possession of a six-room, two-story, all modern home at 3906 North 19th Street. Full lot, with garage for one car. Terms can be arranged.
 - \$ 6,900—Very attractive home in Leavenworth Heights Addition; bungalow style, with five nice rooms and bath first floor; oak finish. Two rooms finished in attic; nice south front lot, with garage. \$2,500 cash will handle.
 - \$ 7,500—Half acre of ground, just half block from Miller Park, lot being 61x293, with a substantial home of eight rooms; full two-story and all modern; about five years old; oak finish and floors. Garage for two cars.
 - \$ 7,850—Very good eight-room, modern home near 25th and Pratt Streets. Has sleeping porch, hot water heat. Full lot, with driveway and garage for two cars. \$2,500 cash.
 - \$ 9,500—Kountze Place. Brand new home, 7 rooms, Kellastone stucco construction; has large living room, dining room, kitchen and breakfast room first floor. Three nice bedrooms and sleeping porch second floor; oak and white enamel finish. Ready for possession. Terms can be arranged.
 - \$10,000—West Farnam. A seven-room home near 33d and Dodge Streets, with large living room arrangement, built-in bookcases and fireplace. Three bedrooms and enclosed sleeping porch; all oak finish. A very desirable location.
 - \$10,500—Cathedral District; nine-room modern home with five bedrooms; hot water heat; large lot, 86x125, east front. Garage for two cars. \$2,500 cash will handle.
 - \$12,000—A well built home located in a very desirable block, near 52d Street. This is arranged with large living room, with fireplace, den, convenient dining room and kitchen first floor; four good rooms second floor; large attic. This home was built for a home and is substantial in every respect. If you want to be sure of a good home, arrange to see this one.
 - \$12,000—West Farnam. An exceptionally well built home, eight rooms, besides finished attic. Built-in fireplace, oak finish. Garage for three cars; cement driveway. Owner leaving city and keen to sell.
- HOMES**
- \$12,800—Minne Lusa. A real home, just completed; dandy location, facing Miller Park. Has large living room, dining room, kitchen, breakfast room and sun room first floor; three large bedrooms second floor; oak and white enamel finish; fireplace and built-in bookcases. Kragstone construction; cement driveway and garage for two cars. This is a well built home and complete in every way. Terms can be arranged.
 - \$15,000—Kountze Place. A large corner lot, 75x125, with a real home. Ten large rooms; cherry and oak finish; built-in buffet and three fireplaces. Not a new house, but well cared for; a dandy yard, with large shade trees. Garage for three cars. Easy terms can be arranged.
 - \$16,800—In Montclair Addition, adjoining Bemis Park. A brand new home, Kellastone construction, Colonial style, central hall arrangement. Large living room, sun room, dining room, breakfast room and kitchen first floor; four dandy bedrooms and tile bath second floor; oak and white enamel finish throughout; large fireplace and other built-in features. Located on corner lot; garage for two cars. A very attractive home, just completed this year and desirable in every way.
 - \$20,000—Field Club. One of the best houses in this district; built for a home; eight large rooms, quarter-sawn oak finish; hot water heat and other attractive features.
 - \$20,000—Dundee. A brick Colonial, eight rooms and completely modern. Located in the restricted district; dandy east front lot, high and slightly. Garage for one car.

Investments of Merit

- \$ 3,500—Frame store building and cottage near 26th and Leavenworth; rents for \$45.00 per month; full lot, with paving all paid.
- \$ 3,500—100 ft. frontage on Dodge Street in Dundee, in the restricted district; paving all paid. This is the cheapest ground in Dundee.
- \$13,500—A high-class duplex flat in a good residence district near Hanscom Park. Six rooms and sleeping porch each side. An ideal proposition for home and investment. Rental value, \$120.00.
- \$15,000—Four-apartment brick flat near 24th and Harney Streets. Present low rental, \$140.00 per month.
- \$16,000—Four-apartment brick flat near High School. Rental, \$200.00 per month. Lot 60x120.

Speculative—Close In

We can offer some high class, close in properties at attractive prices and terms. Located at 26th and Dodge Streets, 25th and Farnam, 22d and Harney, and 17th and Jackson. These are all well located properties, and rentals in some cases take care of entire investment. A substantial increase in values is assured by next spring. BUY NOW AND GET THE BENEFITS.

GET OUR FULL LIST OF HOMES, INVESTMENTS, VACANT LOTS AND TRackage PROPERTIES
GLOVER & SPAIN, Realtors
 Douglas 2850 918-20 City National

SHULER & CARY

Offerings

A HOME

Brick Residence Dundee, Colonial Type
 Bargain at \$14,500.00

An east front, new six-room, two-story residence with floored attic. Main floor has open brick and cement terrace with central hall, vestibule, wide stairway and coat closet; large living room across entire end of this floor with fireplace; good sized dining room.

Kitchen has built-in cabinets and pantry, and walls enameled. Three bedrooms, two extra large ones; the tiled bath has built-in tub and well selected fixtures.

Basement has lavatory, laundry tubs, enclosed bin and fruit cellar. The entire house is beautifully decorated and the light fixtures are installed. The yard is seeded and the sidewalks are completed. By comparison, this is the best bargain we know of today.

One-half or probably less cash required.

RESTRICTED RESIDENCE LOTS
 Dundee and Lockwood

Inside lots 50 and 60 feet of frontage by usual depth, \$1,350.00 to \$1,875.00.
 Corners from 60 to 140 feet of frontage by usual depth, \$2,450.00 to \$5,250.00.

TERMS TO SUIT BUYERS

AN INVESTMENT

Prominent Farnam Street Corner, 130 x 126

Fronting south and east—just one block west of 24th and Farnam Streets, the future retail center of Omaha, at a price affording an opportunity for an unusual investment. Offered for a short time only, on exceedingly attractive terms, or will give a ground lease with option to buy.

Full particulars furnished to all Realtors or interested prospects through our office.

SHULER & CARY
 Phone Douglas 5074 REALTORS 202-8 Keeline Building