

# "OWN YOUR OWN" REPRESENTATIVE LIST of LEADING APARTMENT BUILDINGS THAT CAN BE BOUGHT ON the CO-OPERATIVE PLAN



## HEALTH and HAPPINESS FOR YOUR CHILDREN

Supplemented by safety of investment, and recreations for "Grown-ups" on the community Golf Course and Tennis Courts, right at the door of

## NEW GARDEN APARTMENTS of Four, Five, and Six Rooms READY FOR OCCUPANCY THIS FALL

If you can invest \$2,000 to \$3,000 in a permanent home, and are paying \$100 to \$200 monthly in rent, it will be well worth your while to investigate the

### Jackson Heights PLAN OF TENANT-OWNERSHIP

Social and business references required

## The Queensboro Corporation

Manhattan Office: 50 E. 42d St., Cor. Madison Ave. Telephone Murray 1111 7937  
 Jackson Heights Office: Opposite 25th St. Subway Station Telephone Newtown 5541

Visit Jackson Heights To day

7 22 MINUTES FROM 42d STREET  
 To visit Jackson Heights by most convenient route take Subway to Grand Central, transfer to Queensboro Subway (Crosby Line) to 25th St. Station

## SEEKING AN APARTMENT?

WE HAVE CHOICE 6 AND 7 ROOM SUITES

AT THE REVERE HALL 622 WEST 114TH STREET NEAR RIVERSIDE DRIVE A HIGH CLASS ELEVATOR APARTMENT Possession October 1, 1920.

UNDER OUR PLAN \$65 per month pays for a 6-room apartment, renting for \$125 month. \$77 per month pays for a 7-room apartment, renting for \$200 month. This saving in rent pays back in less than 3 years your investment of \$4,500 for a 6-room suite, or \$5,500 for a 7-room suite.

OUR FEATURES 100% CO-OPERATION. NO INFLATED PURCHASE PRICE. ONE MORTGAGE ONLY. CHOICE LOCATION. CASH INVESTMENT SMALL.

## HAVE YOU SECURED YOUR APARTMENT

The tremendous demand far exceeds the supply. Our cooperative plan has been approved by the leading lawyers and real estate men of New York City. No inflated valuation, small investment. Under this plan we have the following: RICHMOND—Prospect Park West, Near 4th St.—Overlooking Prospect Park; 25 minutes to Manhattan; 7 large rooms and bath; every modern improvement; rent will be \$75-\$80; cash required only \$1,500 to \$2,000. 75th St., Near Ridge Boulevard—Identified, very high class residential section; two blocks from subway; 4, 5 and 6 room suites; 66 foot modern high class building; every modern improvement; rents will be \$125-\$150 per month for apartments renting for \$200; cash required about \$400 per room.

## BULKLEY & HORTON CO.

Established Half a Century. 385 NORTHAUD AVENUE, BROOKLYN, N. Y.

## APARTMENTS - UNFURNISHED

Above 14th St. to 50th St. (Inclusive), East River to North River.

## Life Chambers 19 & 21 West 31st St.

Modern 10 Story Fireproof Building To Be Thoroughly Renovated; Attractive Apartments. Decorated to Suit. 2 Rooms & Bath 4 Rooms & 2 Baths Large rooms, high ceilings, spacious closets, telephone in every apartment. Maid, valet and restaurant service. Rental \$1,000 to \$3,000 per annum. Possession Oct. 1. Inquire Superintendent on premises or

## THE OSBORNE 205 West 57th Street

CORNER 7TH AVENUE 8 Rooms and 3 Baths to 12 Rooms and 5 Baths Possession at Once or Oct. 1st. MANAGER ON PREMISES Telephone Circle 5489.

## 177 MADISON AVE.

AT 54TH ST. 2 Rooms and Bath \$1,200 3 Rooms and Bath \$1,500 4 Rooms and Bath \$1,800 Immediate possession can be had on one apartment. WILLIAM J. ROOME & CO., INC., 137 MADISON AVENUE.

## West 56th St., 342-344

ONE BLOCK WEST OF BROADWAY. Housekeeping Apartments. 2, 3, 4, 5 rooms. Private phone in each apartment.

## APARTMENTS - UNFURNISHED.

Above 14th st. to 50th st. (Inclusive), East River to North River.

## HOTEL SEVILLIA

117 West 58th St. FOR OCCUPANCY SEPT. & OCT. 1. Suites of 2, 3 and 4 rooms, 1 and 2 baths.

## HOTEL BERESFORD

81st St. & Central Park West. Suites of 2, 3, 4 rooms and bath.

## 940 Park Ave.

CORNER 81ST ST. Modern fireproof apartments ready for occupancy Oct. 1. 7 rooms, 2 baths, \$3,200 to \$3,500; 4 rooms, bath, \$2,500; 2 large rooms, kitchenette, bath, \$1,400 to \$2,000, all housekeeping apartments. Apply for Rental on Premises.

## Yorkville Studio Building

85th St. and Lexington Ave. Apartments suitable for doctors, professionals and private parties; 3 counts of studio, bedroom, foyer, bath and kitchenette, \$115-\$150 per month. Ready for occupancy.

## 1229 PARK AVE.

SOUTH-EAST CORNER 97TH ST. High-class elevator apartment. 7 rooms, 2 baths; immediate possession. 8 rooms, 2 baths, corner; October. Apply Superintendent or A. BRANDSTEIN, 125 East 115th St. Tel. Harlem 1518.

## Hotel Peter Stuyvesant

Central Park West at 86th St. FURNISHED AND UN-FURNISHED APARTMENTS 1, 2 and 3 Rooms, \$1,000 to \$2,700 Upward. SPECIAL SUMMER RATES Restaurant a la Carte—Reasonable Charge. WM. F. INGOLD, Manager.

## 109, 111, 113 W. 74th St.

Just completed, modern apartments, 1 and 2 rooms with bath, rental \$1,000 to \$1,600 yearly. Renting agent on premises. SLAWSON & HOBBS, 162 West 72d St. Telephone Columbus 5500.

## HARPERLEY HALL

1 WEST 64TH ST. 4 Rooms, Bath and Kitchenette, Furnished or Unfurnished. Columbus 5500.

## HENDRIK HUDSON ANNEX

N. W. Cor. Broadway and 110th St. \$7,500 AND UP

BUYS AN APARTMENT OF 6 TO 9 ROOMS PERPETUAL FREE RENT AND DIVIDENDS ? THEN WHY PAY RENT ?

A Sound and Lucrative Investment. Positive Enhancement in Value.

### WHY THIS PROPOSITION IS SOUND

Property Purchased at Pre-War Value; Long Term Amortization Mortgage; Superior Construction; Choice Location; Gross Revenue Based on Ultra Conservative Rentals from Unsold Apartments.

Investigation by Legal and Real Estate experts has proven this proposition Safe, Sound and Secure.

Write, phone or call for full details, NASSOIT & LANNING Broadway & 89th St. Tel. 8380 Riverside

## SELECT SECTION

THE co-operative plan under which we are offering apartments safeguards and protects in every way the subscribers to the stock in the owning corporation.

## THE LORINGTON

A 12 Story Fireproof Building. EXCEPTIONALLY CHOICE APARTMENTS.

9 to 11 Rooms with 3 Baths, \$25,000 to \$33,000

Equivalent to 4 years' rental, insures part ownership in property and a 99 year lease, with perpetual renewal provisions without rent. We invite a thorough investigation of our plan. The apartments may be inspected by appointment.

## SLAWSON & HOBBS

162 West 72d Street Tel. 7240 Coljumbus

## FOR \$2,000

Secure a Permanent Apartment in the 8 Story Fireproof Apartment House

## AXTON COURT

622 West 141st St. Adjoining Riverside Drive. Unobstructed view of Palisades. 3, 4, 5 & 6 ROOMS AT A VERY LOW RENTAL and PARTICIPATE IN PROFITS OF THE ENTIRE PROPERTY. A SOUND INVESTMENT which increases each year, due to LONG TERM AMORTIZATION MORTGAGES. Write, 'phone or call for full details, NASSOIT & LANNING Broadway & 89th St. Tel. 8380 Riverside.

## APARTMENTS - UNFURNISHED.

Above 9th St - 5th Av. to North River.

## 120 WEST 70th STREET

6 Large Rooms, 2 Baths 8 ROOMS, 1 and 2 Baths. Immediate Possession. Rental \$2,800. \$150 per year rental. To Rent from October 1st, Rental \$2,800 to \$4,500. Apply to Owners.

## 782 WEST-END AV.

corner of 96th St. Modern Fireproof Elevator Building, 4-5-6 rooms, 1 and 2 baths. Possession September 1 on one five room, two bath apartment; \$2,000 per year rental.

## HARPERLEY HALL, 1 WEST 64TH

2 rooms, bath, kitchenette; unfurnished. RENTAL \$2,000. Washington Heights, Above 120th St. West of 8th Av.

## Villa Norma

835 Riverside Drive West of 158th St. New Elevator Apartment Building NOW BEING COMPLETED 3-4-5-6 Rooms Apply Agent on Premises

## THE PETER STUYVESANT

Riverside Drive, Corner 98th Street



## APARTMENTS FOR SALE

Six and Seven Room Suites at Prices Ranging from \$11,500 to \$17,500.

PRICE of the Property MORTGAGES run for is LOW. 10 years.

Several Oct. 1 lease expirations. The Entire Proposition has been Thoroughly Investigated and Approved by Legal and Real Estate Experts.

Wood, Dolson Co. Inc. Harris, Vought & Co. B'way, Cor. 80th St. 569 Fifth Ave. Tel. Schuyler 1100. Tel. St. Vanderbilt

## \$4,000 and up

Buys a Choice Apartment WITH Perpetual Free Rent and Dividends in the Superior Constructed Fireproof

## QUIDNET

526 West 113th Street. 4 TO 7 ROOMS.

Positively no assessments, as all rentable apartment leases have been signed, therefore income assured. APARTMENT PRICES 50% BELOW ACTUAL VALUE Due to Exceptionally Low Price of Building. A Sound and Lucrative Investment. Positive Enhancement in Value. Write, 'phone or call for full details, NASSOIT & LANNING, Broadway & 89th St. Tel. 8380 Riverside.

## The Roxborough, N.W. Cor 92d St. & B'way

AN INNOVATION We have a most attractive proposition

Apartments of 6, 7, 8 Rooms for Sale FREE RENT & INCOME

12-Story Fireproof Apartment Building For details call, write or phone

Sharp & Co., Broadway & 92d St. Phone River 917-4574-4541-7511

## APARTMENTS - UNFURNISHED

Borough of Bronx.

## NEW BUILDING

Open for Inspection Ready for Occupancy APARTMENTS OF 3-4-5 Rooms All Modern Improvements 1985 CRESTON AVE. Near 178th St. & Tremont Ave. 6th and 9th Ave. L Sta. Lexington & Jerome Subway at Burnside Ave. Reasonable Rentals. Agent on Premises.

## JUST COMPLETED

READY FOR OCCUPANCY SELECT Location FORDHAM HEIGHTS 3-4 BEAUTIFUL ROOMS With Every Conceivable Improvement Grand Concourse & Fordham Rd. 3 Blocks East of Jerome Ave. & Lexington Ave. Sub. Station 6th and 9th Ave. Elevated at Belmont Street Select tenants only. AGENT ON PREMISES Phone Interval 2110.

## 109 MONTAGUE ST., BROOKLYN

4 rooms and bath \$110 5 rooms and bath \$120 6 rooms and bath \$130 7 rooms and bath \$150 Clinton Trading Corporation, 110 Remond St., Brooklyn. Main 1648.

## APARTMENTS WANTED.

For furnished apartments. List your apartment now with us. Broadway River 1300. REMCO

## Who Will Join?

We propose to erect an up-to-date apartment building with all modern conveniences close to the best of transit, in the beautiful suburb of Richmond Hill, adjoining Kew Gardens. We solicit a few people who will invest a few thousand dollars in a co-operative investment, being co-owner and probable co-tenant. We are at present building extensively in this locality and have several attractive sites for this improvement.

## Classic Construction Co.

Myrtle Av. and 113th St., Richmond Hill. Telephone 3519 Richmond Hill.

## APARTMENTS - UNFURNISHED.

Above 98th St.—5th Av. to North River.

The following list of apartments are for rent from Oct. 1st. A few may be had at an earlier date.

2 ROOMS 174 West 72d St. 9 West 81st St. 64 West 84th St. 153 Riverside Drive 619 West End Ave. 681 West End Ave. 305 West 92d St. Rents \$1,200 to \$2,500

3 ROOMS 174 West 72d St. 153 Riverside Drive. 619 West End Ave. 646 West End Ave. 305 West 92d St. Rents \$1,800 to \$2,500

6 ROOMS 225 West 80th St. Rents \$2,500

7 ROOMS 15 West 84th St. 330 West 102d St. 547 West 142d St. 562 West 144th St. Rents \$1,300 to \$3,500

8 ROOMS 350 West 71st St. 262 West 83d St. 131 Riverside Drive 451 West End Ave. 330 West 102d St. Rents \$1,400 to \$4,000

9 ROOMS 131 Riverside Drive 450 West End Ave. Rents \$4,000 to \$5,000

10 ROOMS 55 Central Park West 401 West End Ave. 450 West End Ave. 155 Riverside Drive 321 West 92d St. Rents \$4,500 to \$7,000

## Wood, Dolson Co., Inc.

B'way & 80th St. PHONE 1100 SCHUYLER.

## Ready for Occupancy

IDEAL APARTMENTS LOCATION ENTIRE BLOCK FRONT 1565-1875

Grand Concourse Cor. 173d St.

3-4-5-6 BEAUTIFUL ROOMS Large Foyers

With Every Conceivable Improvement 3 Blocks East of Jerome Ave. & Lexington Ave. Sub. Station 6th & 9th Ave. Elevated at Belmont Street Agent on Premises

## New Jersey—Sale of Rest.

## Alpine Apartments

Park Avenue at 29th Street, Woodliff-on-Hudson, New Jersey. (10 minute ride on Palisades car or bus from West Shore Ferry.)

Four and Five Room Apartments now ready to be leased. Rent \$80 to \$135. All applicants must furnish references.

## OSCAR HOGRELIUS, Inc.

## MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

ATTENTION! 2D MORTGAGE MONEY. \$50,000 LOANABLE; VARIOUS AMOUNTS. CENTRALLY LOCATED PROPERTIES. PREFERRED. BROKERS PROTECTED. EXCELLENT ESTATES. 125 BROADWAY.

BROOKS & MORGAN. REAL ESTATE MORTGAGES. 115 B'WAY. TEL. RECTOR 2287.

LARGE amount for Manhattan; also New Jersey, Long Island. VAN DENBERG, 126 Broadway.

## MONEY TO LOAN ON REAL ESTATE. FIRST AND SECOND MORTGAGES AND BUILDING LOANS. NO AGENTS. ONLY PRINCIPALS NEED APPLY. 159 WEST 33d ST., CITY, ROOM 7.

MORTGAGE MONEY (exclusive) Brooklyn, Westchester, New Jersey, Bronx, Manhattan, income properties; any amounts. COLLEMAN, 1265 Broadway. Circle 2483.

WANTED, \$500,000, first mortgage, excellent properties; foreign country. For particulars address H. S. 203 Weirfield St. Brooklyn, N. Y.