

REAL ESTATE

REAL ESTATE FOR 1916 LOOKS GOOD

Good Values, Increased Buying and Good Profits Are Predicted

"Real Estate Promises for 1916" was the subject of an interesting paper read by George A. Shreiner at a recent meeting of the Harrisburg Real Estate Board. His paper was based on an article in the National Real Estate Journal by N. J. Upham, president of the International Realty Association. The paper follows:

"The year 1916 holds forth promises of—

"A solid foundation for all values,
"A steady and substantial advance for most property.

"Largely increased buying of homes, of business property and for investment.

"Good profits for those using good judgment in their real estate purchases in 1916.

"The very best year seen for many years, to be followed by even better years.

"Certain causes produce known effects in nature, in human life, in business, in investments, and particularly in real estate.

"The thoughtful and wise, the money-makers, watch conditions and events to recognize those causes which produce the best known effects—then act with energy and courage and profit accordingly.

"Existing causes resulting from events and conditions will produce the effects above outlined for real estate in 1916. As 'Water is sure to run down hill,' so is it equally certain that real estate everywhere in the United States will go up substantially in 1916 and for a number of years thereafter, because of the period of unequalled prosperity we are now entering and which promises to last for a period of years and will grow in intensity each year.

"Every occupation, every industry, all transportation, manufacturing, mining of every kind, agriculture, jobbing and retail business, commercial and investment banking, labor, skilled and unskilled are all working to capacity. Foreign commerce showing a balance of a billion and a half dollars last year is expected to show two and a half billions the present year. Our finances are in splendid condition—our debts to Europe paid and Europe owing us large sums. We have more wealth in the country than ever before known; these are causes insuring prosperity, and prosperity is the cause that insures activity and higher values in real estate.

"The War's Effect
"The war was a cause having certain effects. First, it caused panic, liquidation, stagnation and depression. Then it increased the demand for food products, supplies and munitions at rising prices, caused recovery in certain lines. These lines in turn affected others favorably. The circle of business activity widened.

"Then 1915 brought big crops with big prices, over five billions of new wealth. The farmer commenced to buy freely, the prosperous railroads bought equipment and new supplies. Other domestic lines became active and increased their orders until now we are in a position where the war orders are actually retarding the filling of pressing domestic orders, because of difficulty of deliveries and the rapid advances in prices. First an injury, then a benefit, now holding back domestic business, which is accumulating like a flood, much of which cannot be filled until war orders cease.

"The End of the War
"When the war stops, known causes are such as to vastly increase domestic business and prosperity. With peace instead of war, this country will be deluged with orders for reconstruction, for the warring nations, and by orders from neutral countries which have had their busi-

ness halted by the war and their supplies largely cut off for two years. The world will be anxious to resume business. For a considerable time the supplies formerly gotten from the warring nations will be unobtainable there, because those countries must first supply their own needs and indeed themselves must turn to the United States for many things. Much of the world must look to the United States. This all insures us a world commerce such as we have never seen and one limited only by the ability of the United States to produce the goods.

"Then What?
"The casualties of the warring nations, already exceeding ten millions of men, are estimated by another year to exceed twenty millions. A serious shortage of labor must occur in the countries that heretofore have manufactured goods largely for the world. This shortage means higher prices for European labor. Heavy war debts mean heavy taxes, higher tariffs and increased cost of European living, which means a higher cost of European production, thus reducing greatly, competition with American manufacturing, American skill, and American wealth. This will turn hereafter a larger part of the commerce of the world to the United States. The end of the war means increased business, increased opportunities, increased prosperity for years. Such are the causes working for a greater prosperity for the United States. Such prosperity must surely cause real estate to advance in value throughout the country and fulfill the 1916 promises for real estate.

"Thoughtful and Thoughtless
"Real estate men everywhere should pass the word to the thoughtful, and the thoughtless, to the person who owns good property and to the person who has put off getting a home of his own, or who has postponed acquiring real estate. Treat them carefully about these causes and effects and don't lose their share of

the profits, don't spend their share of the prosperity in useless extravagances and thoughtless expenditures. Wealth is made by saving and careful investment of savings. The time is here to begin to build up for themselves a competence. Now is the time to put their savings and earnings into good property. Real estate cannot be manipulated away from them in the way values in stocks can. It cannot disappear, and with conditions now assured must advance in value."

"SUGGESTS PLAN FOR NEW HIGH SCHOOL SITE AGAIN
In a letter yesterday to the school board, M. B. Cowden, president of the Capital City Realty Company, again called attention to the site for a new high school owned by the company on the bluffs to the east of the Pennsylvania Railroad and north of Herr street. The site covers about thirty acres and is the same plot which was considered several years ago when the new high school loan was defeated.

"More modern and commodious quarters to accommodate its ever-increasing business are being planned by the Keystone Motor Car Company according to announcement made today by C. H. Barner, the manager, and work on the construction of a spacious new building on South Cameron street will be started as soon as the weather permits.

"The new home of the Keystone Motor Company will be located opposite the Sheffer garage. It will be

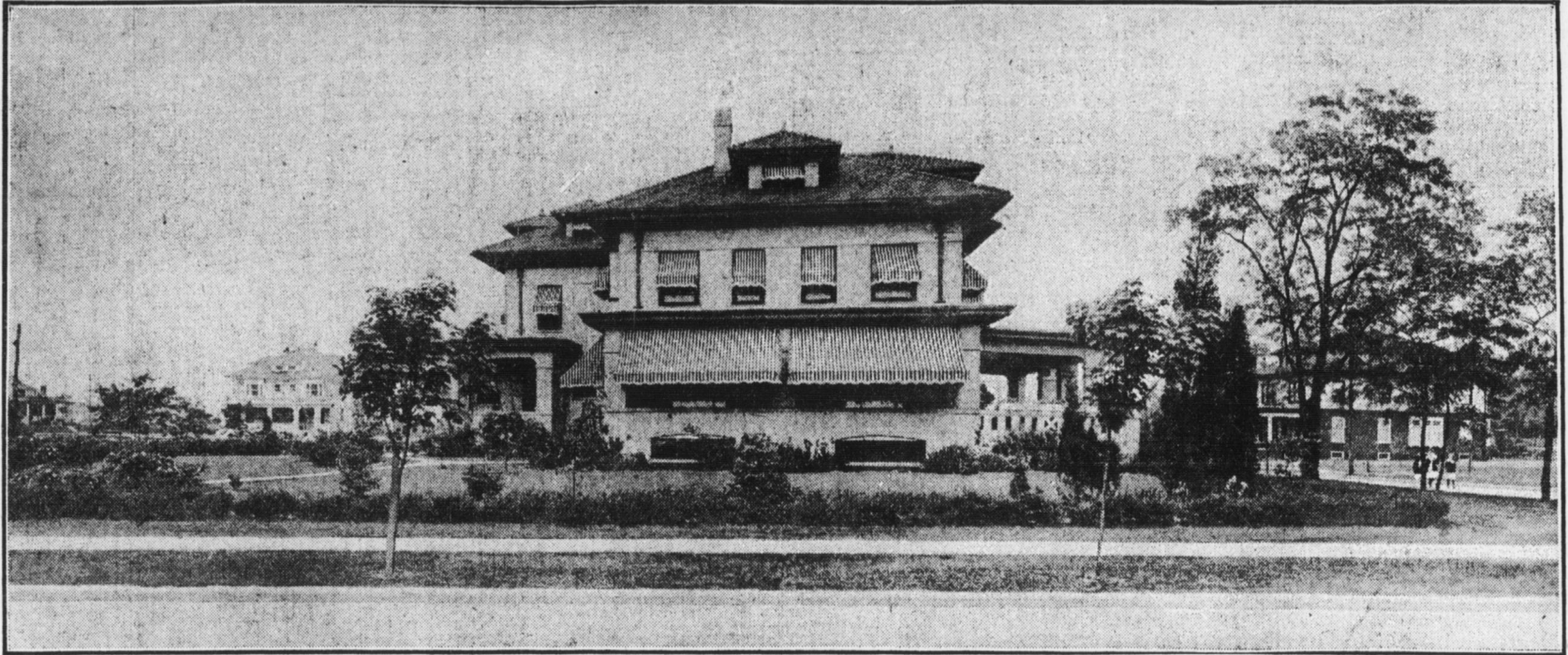
more modern perhaps in its equipment than any of the big establishments of its kind in this city. The Keystone Motor Company was organized in 1905 and since that time has been located in the present quarters, at 1019 Market street, which however, have proven inadequate to accommodate the rapidly increasing volume of business. This concern has been handling the Chalmers car since that car made its initial appearance in 1908, in addition to which

has been added the Dodge Bros., and Peerless cars.

"The new building, Mr. Barner, announced, will be a two-story affair, of yellow brick, and fire-proof throughout, covering an area 118x125 feet. On the first floor will be located an immense show room with a 50-foot plate glass front in which the new models may be exhibited to bet-

ter advantage. On the second floor will be located a chauffeur's rest-room which will be fitted out for rest and recreation, for the drivers of patron's cars. On this floor will also be located a guests reading room in which will be found comfortable chairs, couches, writing desks, tables, and plenty of current and automobile literature.

HOMES OF REFINEMENT



The above picture Shows part of restricted residential section North of Briggs street between 16th and 17th streets. Several styles of new up-to-date houses open for inspection.

George A. Shreiner, Seventeenth and Forster Streets

KEYSTONE MOTOR CO. WILL BUILD

Market St. Auto Firm Plans to Build Spacious Quarters in Spring

More modern and commodious quarters to accommodate its ever-increasing business are being planned by the Keystone Motor Car Company according to announcement made today by C. H. Barner, the manager, and work on the construction of a spacious new building on South Cameron street will be started as soon as the weather permits.

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FOR SALE

1923 N. 2nd St., 3-story brick, at a bargain.
1825 Boas St., 3-story frame.
260-262 Delaware St., 2-story brick.
498 Hummel St., 2-story brick.
2129 Atlas Ave., 2-story brick.
1605 Berryhill St., 3-story brick.

Plots of Ground
2033 N. 2nd St., 60x162 ft.
N. 2nd St., 150x100 ft.
N. Front St., 60x220 ft.

Paxtang
Paxtang Ave., 85x150 ft.; bargain if sold quickly.

Progress
Red wood St., 10 lots, 225x135 ft.; bargain if sold quickly.

H. M. BIRD
Union Trust Bldg.

Be One of
Harrisburg's Real Estate Investors

By way of suggestion we mention the following, one or more of which will no doubt appeal to you. If not, see me—I have something that will interest you.

122 Evergreen Street—3-story frame, 7 rooms and bath, hot and cold water, furnace. Price, \$2,000. Rent, \$17.

205 Briggs Street—3-story frame, 7 rooms and bath, city steam, gas for cooking, and heating water. Price, \$3,400. Rent, \$25.00.

236 Charles Street—2 1/2-story stucco house, 5 rooms and attic, bath, furnace, side entrance. Price, \$1,500. Rent, \$14.00.

1218 Green Street—2 1/2-story stucco house—5 rooms and attic, bath, hot and cold water, furnace. Corner property. Price, \$3,000. Rent, \$25.00.

67 N. 18th Street—3-story brick dwelling, 8 rooms and bath—hot and cold water, furnace, front porch. Price, \$3,300.

235 Maclay Street—3 rooms and bath, hot and cold water, steam heat. Corner property. Price, \$4,800.

240 Maclay Street—2 1/2-story brick dwelling, gas and electric light, hot water heat, front porch, corner property, 8 rooms and bath, size of lot 19,2x37 feet. See me about price.

1231 Derry Street—3-story brick and frame, all improvements, front porch, 7 rooms and bath. Price, \$2,500. Rent, \$17.

M. A. FOUGHT
272 NORTH STREET

SUMMER HOME FOR SALE

Fruit and truck farm with bungalow, located along the Yellow Breeches creek, in York county, one-half mile from Bowman'sdale Station. Contains ten acres and seventy perches, the very best of limestone soil adapted for fruit. Buildings are all new; bungalow with six rooms, large poultry house and barn, good drilled well, large cistern. Has the following fruit trees several years old: 250 apple, 250 plum, 75 cherry, 200 quince, 75 peach, 225 currant stalks, 4000 asparagus, strawberry and raspberry plants. One acre timber. Would make a very fine poultry farm or ideal as summer location. Can have possession at once.

DAVID M. MYERS
BOWMANSDALE, PA.

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SHERK HOMES (Detached)



NOS. 1717 AND 1721 BOAS ST.

The Beautiful Residential Section of the City.

When buying a house, why not think of owning your own four walls and having plenty of light and air from all sides.

Large Front Porches—Large Lawns—Large Lots, with Drive Street in rear. Equipped with all latest improved Lighting and Heating Systems. Hard Wood Floors.

PRICE—\$5,000.00 VERY EASY TERMS
Apply to H. A. SHERK, 1325 State St., or, on the premises

Bell Phone 3716

DESIRABLE HOMES

Susquehanna Street, Above Maclay
Steam Heat—Electric Lights—Bath and other modern improvements

Price \$2800 Can be bought clear or on following terms:

First Mortgage\$1,800.00	Interest, First Mortgage	\$108.00
Second Mortgage 600.00	Taxes, Water Rent and Insurance 39.60
Cash Required 400.00	Monthly payments of \$8.	\$6.00
		Total expense per year,	\$243.60
Monthly expense,	\$20.30	Yearly Saving,	\$60.00
		Making net rent of	\$15.30 per month

Sample House, 2122 Susquehanna Street, Open For Inspection

C. L. LONG
KUNKEL BUILDING, HARRISBURG, PA.

BE WISE—OWN YOUR HOME

The opportunity in Real Estate is better now than ever.

Why?

This Country is on the Threshold of a prosperity, the like of which we have never seen. REAL ESTATE offers the best security.

We can please you anywhere and the terms are easy. Buy a Home or a piece of ground and if you don't buy from us, buy anyway.

GET STARTED
RETTEW & BUSHNELL

REAL ESTATE AND INSURANCE
1000 N. THIRD ST., HARRISBURG, PA.

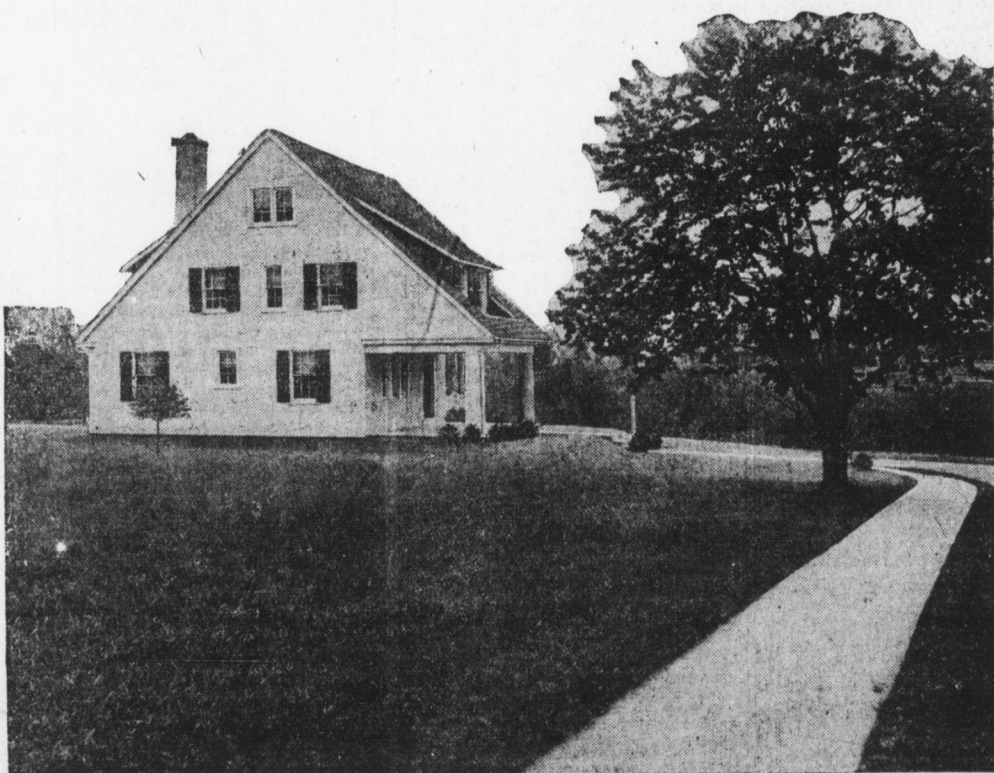
MR. P. VANDERLOO, MANAGER REAL ESTATE DEPARTMENT
Appointments by Request
WE ARE MEMBERS OF THE HARRISBURG REAL ESTATE BOARD

BELLEVUE PARK

OFFERS TO HOME SEEKERS
Opportunities Not To Be Overlooked

This modern, restricted, residence section is the ideal spot in which to raise your children—you have the country life with every city convenience and comfort. The prices of Homes and Lots cannot be duplicated.

Miller Brothers & Co., Agents
Locust & Court Sts.



"HAVERFORD"—ONE OF THE BEAUTIFUL HOMES WHICH WE HAVE FOR SALE IN BELLEVUE PARK