# Real Estate & Builders' Page


EXCLUSIVE INTERIOR AND EXTERIOR
MILL WORK AND FINE FINISH
A SPECIALTY IN OUR
OWN MILL

"GET ACQUAINTED WITH US"

SERVICE LIKE A FLASH — 5 BIG YARDS — HARTWICK LUMBER CO.

GEO. G. STEELMAN, Mgr. B'ham Office, 128 North Woodward Avenue

WHOLESALE and RETAIL
Main Office: 1661 CLAY AVE. - Detroit, Mich.
Phone Empire 0686

PHONES: Office: B'ham 975 Residence: B'ham. 628

## Real Estate Board Planning For A Big Influx Of New People This Fall

Real estate business has improved noticeably in Birmingham in the last few weeks and is now getting into pace for an exceptionally rapid Fall, was the conclusion reached by the Birmingham Real Estate Board when it met in Taft Hall last week for the September session.

It was the concensus of option that Birmingham could look forward to the next few months as the busiest Fall in her history in the transfer of property out this way. During the past week the men reported that the inquiries for property in the village and Hills had doubled and in many instances tripled.

Opening of school was given as one of the causes for the increased activity, as families are returning from vacations and anxious to settle before winter. The greater effort was said, however, to be the result of the approaching completion of a direct highway to Birmingham instead of the circuitous route that has been necessary all summer.

"The prospects are very bright," said J. B. Howarth, a member of the board. "It is frequently the case that from time to time one or more firms will feel an increase and become a bit optimistic, but an increase has been felt very generally since late in August and it is expected that those enthusiastic boosters who prophesied a big business during the fall were correct in their judgment."

The real estate board is actively interested in the pending water question which will come to the vote of the people on September 17 also, as well as the majority of other organizations in the village. They discussed the benefits to be derived from the two bonds issues and appointed a committee headed by O. F. Beier, chairman, to work in conjunction with other committees appointed to bring about the success of the two propositions by bringing the people of the village to the realization of the necessity to cast their votes.

## AIRPLANE WILL FLY OVER B'HAM TOMORROW

R. C. Moulthrop Lumber company will bring joy to the hearts of Birmingham children tomorrow and consternation to their elders in the arrival of Colonel Mulehide and his skywriting airplane. Sometime during the day the airplane will fly over the village writing "Mulehide", in smoke, in the sky and, flying low over the village, will distribute coupons.

These, redeemed at R. C. Moulthrop Lumber company with a given number of names on them, will entitle any Birmingham girl or boy to a glider. The glider will be in the shape of an airplane operated by hand. They are said to be very "tricky" and will sail high in the air, performing very unusual fetes.

Colonel Mulehide represents a certain type of roofing that is carried by the Moulthrop lumber company and has travelled over the country delighting girls and boys in every state with his unique air stunts as well as the gliders he makes it possible for them to receive.

## Walsh, James & Wasey Co. Report New Sales

Walsh, James & Wasey Company have sold the former Marion S. Owen residence and about one-half acre of land on Maple Ave. west near Quarton Lake to Dr. John E. Maunders, well known Detroit physician. Dr. Maunders has already started extensive alterations and additions, and will make this property his permanent home in the near future. Leslie H. Willson, one of Walsh, James & Wasey Company's Birmingham representatives, negotiated the sale.

Walsh, James & Wasey Company reports the sale of six adjoining building sites of one and a quarter to one and a half acres each, in their "Brookside Hills Estates" development in Bloomfield Hills, to Louis A. Peters, well known Detroit business man. This property fronts on both sides of the north branch of the River Rouge, which at this point extends to a beautifully timbered valley. Mr. and Mrs. Peters expect to build their permanent home on this land in the near future. Frank A. Gordon, one of Walsh, James & Wasey Company's Birmingham representatives, negotiated the sale.

## SWEINHART BUYS HOME OF FAGG ON RIDGEDALE

Because of circumstances which arose and prevented the sale of the Dr. R. L. Schorr home on Oakland avenue, that was announced several weeks ago, James Sweinhart, the purchaser, has recently completed the purchase of the Charles Fagg home on Ridgedale avenue.

Mr. Sweinhart is a feature writer on the Detroit News and was able, through the cooperation of Mrs. L. E. Holton and Whitehead-Standart Company, real estate dealers, to make the transfer.

The Fagg family moved last week to Ann Arbor where they will reside and their children will enter school. Mr. Sweinhart will bring his family here this week.

## Wattles' Corners

Frank Stewart was taken to Ford Hospital last week for treatment as the result of an accident to his eye received while working at the Ford plant. Though the injury was thought to be serious for a while, Mr. Stewart, it is expected, will recover his sight.

Last Sunday about 60 friends and relatives gathered at the home of John Truesdell of Wattles road. The guests came from Springfield, Ohio; Illinois, western Michigan, Detroit, Royal Oak, Rochester, and Pontiac.

Mr. and Mrs. Charles Hathaway, Mrs. Libbie Emery of Redford, and Mrs. Bell Safford of Detroit spent last Thursday at the home of H. B. Wattles.

Miss Lucy Elliot has returned from Ann Arbor and will go to Detroit to become the principal of one of its new public schools.

Mr. and Mrs. Charles Fox and family are spending several days in Grand Rapids and Cadillac.

Miss Martha Wright is visiting her aunt, Mrs. Shermansk in Detroit.

The Community Club will meet in the Community Room of the School House on Saturday evening. After the business meeting an old fashioned dance will be held on the pavement at the crossing of Wattles road and Royal Oak to celebrate the opening of the new road. All members and their friends are invited.

Mr. and Mrs. Cummings of Flint spent last Saturday and Sunday at the home of Rueban Newell.

## REAL ESTATE BONDS POPULAR

### F. J. MAHLER, TREASURER OF FEDERAL BOND AND MORTGAGE CO. MAKES SOME INTERESTING OBSERVATIONS

**Declares That Type of Security is Replacing Everywhere the Old Style Mortgage. Many Advantages Explained**

"First Mortgage Real Estate Bonds" said F. J. Mahler, treasurer of the Federal Bond and Mortgage Company, Detroit, "are today the universal security of the American people. Within a period of a few months America has changed from a speculating nation to a thrift nation. The gambling spirit of American business—so often mistaken and misquoted by the general public—is now confined to the confirmed trader. The true investor today leans to the more conservative types of securities. But being a good business man, he demands yield as well as safety and for this reason invariably selects first mortgage real estate bonds.

One of the reasons why this type of security has been so satisfactory is due to the fact that the entire obligation is and can easily be reduced to the certainty of a mechanical operation because every detail pertaining to the issues is worked out completely in advance. The value of the property can be accurately determined, for instance, likewise the income. Following this, would come the interest, taxes, upkeep, etc., each a definite item and each a definite factor in determining the proper amount of the loan. Investors therefore who purchase in this type of securities know in advance that their principal and interest will be paid promptly when due. This form of security takes the uncertainty out of investing which in a nutshell sums up the main reason for the universal popularity of first mortgage real estate bonds today. For people today do not want uncertainties in their investments. They want to know that their funds are safe—free from all worry and bother.

The first mortgage real estate bond today differs from the old time mortgage in many ways. Today these securities carry all of the advantages and safeguards that time and experience has developed. In other words first mortgage bonds have all the advantages of the old time mortgage, but none of the disadvantages. In days gone by the only requisite of a first mortgage was the security back of it. If the property would satisfy the mortgage under a sheriff sale, it was considered a good mortgage. Today first mortgage bonds are protected by both the property value and the income. The mortgage bond buyer today is not the tight fisted penny pincher of tradition. He buys real estate bonds because they are safe of course and because the property values, earnings, expenses, interest, etc., have all been scientifically determined and property proportioned to insure the prompt payment of his interest and principal when due. He knows that he can buy his bonds, put them away for safe keeping and forget them. He does not want a security that can cause him the slightest trouble. He finds that being one of many bondholders is better and safer and much more satisfactory than being the owner of an individual mortgage. He knows that the equity behind his security is such that proper procedure and precaution was absolutely necessary in the preparation of his bonds, therefore he knows his funds are unquestionably safe. He does not have to bother about the collection of the interest and principal—the house which sold him takes care of that, in other words, he can invest his funds in first mortgage bonds without worry or bother.

The present type of First Mortgage bond is therefore as much advanced over the old time mortgage as the present motor car is over the old horse and buggy. This is the result of progress and experience and the desire of the better mortgage and bond houses to give better service to their client.

A survey of the purchasers of real estate mortgage bonds shows a surprisingly proportion to the women investors, showing that women, being the more conservative, lean to securities of the definite type.

The whole atmosphere of the investors' problem today therefore seems to have changed from the speculative to the more definite. Investors everywhere lean to the more conservative and the well established type of securities. "Fliers" on unknown issues are rare and more getting to be a thing of the past. In a matter of months, America has emerged from a spending nation to one of thrift, and in true American fashion, soon will lead the world. adv.21

## HARTWELL AND ALLEN JOIN R. ESTATE BOARD

Arthur Hartwell and Robert C. Allen, both associated with the real estate business here, were made members of the Birmingham Real Estate Board when the Board held its September dinner last week in Taft Hall. Mr. Hartwell is connected with the Birmingham branch office of the Judson Bradway company, and Mr. Allen is associated with the Walsh, James and Wasey company.

This recent addition to the board membership brings the personnel to eighteen active members and four associate-active members.


SCREENS

Let us give you an estimate on Screening-in your porch; also window screens, screen doors and combination Storm and Screen Doors

Eco City Woodwork Shop

SASH - DOORS - FRAMES - CABINET WORK

Woodward and Humphrey Aves.

TELEPHONE Birmingham 620-J

Goodbye
Old Garbage Can

GUARDIAN INCINERATORS

dispose of all refuse and garbage quickly and without odor

Write Us For Circular

J. W. ROLLINSON

712 Polk Directory Bldg.
DETROIT
Ph. Cadillac 7317-8-9



"DON'T KILL YOUR WIFE—
LET US DO YOUR DIRTY WORK"

Our Wagons are in Birmingham Tuesdays, Thursdays and Saturdays

Rough Dry 10c lb. - All Flat Work Ironed

Pontiac Laundry Co.

We Use Only Pure Filtered Soft Water

30 - 32 - 34 Patterson Street

347—Phone Pontiac—1200



Free

MULE=HIDE GLIDER

FOR EVERY HUSTLING BOY AND GIRL

Colonel Mule-Hide, with his Sky-Writing Airplane, will fly over the Village, writing "Mule-Hide" in smoke in the sky, and flying low, will distribute coupons.

Saturday, September 12th

Return these Coupons to Our Office, with the Names of Five (5) Property Owners whose roofs leak or are in poor condition at this time.

THE GLIDER WILL BE IN THE SHAPE OF AN AEROPLANE

MULE-HIDE "NOT A KICK IN A MILLION FEET" ROOFING AND SHINGLES

HURRY UP WITH YOUR COUPON TO OUR OFFICE

R. C. Moulthrop Lumber Co.

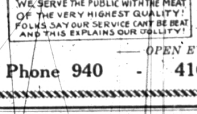
LUMBER COAL And BUILDER'S SUPPLIES

PHONE 1

BIRMINGHAM. MICHIGAN



VIRGINIA MARKET




WE SERVE THE PUBLIC WITH THE MEAT OF THE VERY HIGHEST QUALITY. FOLKS SAY OUR SERVICE CAN'T BE BEAT AND THIS EXPLAINS OUR QUALITY!

MEET US TODAY IN MEATLAND

and let us exhibit for your appetite encouragement the choicest assortment of meats that ever met the fire half-way on their journey toward a satisfying meal time. You will be served politely and your appetite will bring you back again. See if we don't serve you satisfactorily.

— OPEN EVENINGS —

Phone 940 - 416 S. Woodward Ave.



THIS STRONG BANK INVITES AND APPRECIATES YOUR BUSINESS

YOU will enjoy the personal service rendered to each and every one of our many patrons. Our officers are glad at any time to advise You in your business dealings.

SAFETY BOXES TO RENT
$3.00 PER YEAR AND UP

PONTIAC COMMERCIAL and SAVINGS BANK

— RESOURCES OVER $16,000,000.00 —



BEST SELECTIONS IN ACREAGE, VACANT, IMPROVED AND LAKE PROPERTY

DEPENDABLE INSURANCE IN ALL ITS BRANCHES

including Automobile, Fire, Health and Accident, Compensation, Plate Glass and Life

BINGHAM, SPARKS & BINGHAM

C. A. Bingham
C. A. Sparks
H. K. Bingham

REAL ESTATE and INSURANCE
132 S. Woodward - Tel. 985

T. B. McCUTCHEON
H. C. PAPE
H. J. ARCHAMBEAU
C. B. BERE
Salesmen


ELECTION NOTICE

Notice is hereby given that, at a Special Election to be held in the Town Hall on the North West corner of Merrill and Bates streets in the Village of Birmingham on Thursday, the 12th day of September, 1922, between the hours of 7 o'clock a.m. and 4:30 o'clock p.m. (central standard time) qualified electors shall vote upon the following propositions:

Proposition 1.

Shall the Village of Birmingham borrow the sum of [illegible]500 and issue the bonds of the Village therefor for the purpose of extending the waterworks of the Village by adding thereto One new unit consisting of one new [illegible] approximately 1000 G. P. M. capacity [illegible] equipped with motor driven [illegible] well [illegible] together with pump [illegible] necessary [illegible] mains and appurtenances for connecting to existing mains and [illegible] to provide room for an [illegible] at well [illegible] nature.

YES
NO

Proposition 2.

Shall the Village of Birmingham borrow the sum of $[illegible]000 and issue the bonds of the Village therefor for the purpose of extending the waterworks of the Village by adding thereto One 1000 gallon elevated steel tank together with foundation, piping, valves and connections, and all necessary work [illegible] for the erection of same.

YES
NO

TAKE FURTHER NOTICE that the days of REGISTRATION of Qualified Electors for the Village of Birmingham are hereby fixed for Saturday, the 9th day of September, 1922, between the hours of 9 o'clock a.m. and [illegible] o'clock p.m. (central standard time) at the place of holding such Election, viz: at the Village Hall in the Village of Birmingham.

Dated August 28th, 1922.

HAZEL E. LAWLER,
Clerk of the Village of Birmingham
Michigan.


Painting
Decorating
Paperhanging

We make estimates free of charge

A. E. Fuhrman
1112 LINCOLN AVENUE
Phone 1016
Birmingham, Mich.



AWNINGS
CAMPERS' SUPPLIES
Waterproof Coverings for Every Use
THE PONTIAC TENT AND AWNING CO.
400 Oakland Ave. Phone 132



BUY NOW

Don't let higher prices find your Bins Empty.

LEHIGH VALLEY ANTHRACITE - SOLVAY COKE
GENUINE POCAHONTAS EGG - SHAKER SCREENED
Kentucky and West Virginia Soft Coals.

Our Quality brings new business and Repeaters.

Birmingham Lumber Co.

Cor. Brownell & Forest - Phone 541