BUILDING AND REAL ESTATE PAGE

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BRADWAY CO. OPENS EXHIBITION HOUSE

Modern Domicile Is Built For The Public In Bloomfield Village.

The Judson Bradway Company, with the cooperation of Tuttle & Clark—Jaeger Studio, have built and completely furnished an Exhibition House in Bloomfield Village, which has been opened to the public during the past week.

The home is of the early American type, white with green roof and shutters. A two-car garage is connected to the rear of the house by a pergola.

The modern trend in furniture, rugs, and draperies is exemplified in the interior. The living room, opening off the entrance hall to the left, carries out a new idea in interior design, having no matched pieces of furniture, but instead, odd pieces each with individual characteristics. The room is large and very light, with a deep fireplace and a grand piano. The most unusual pieces of furniture are a small walnut desk decorated with floral designs, also a leather screen with hunting scenes. Notable oil paintings decorate this room, particularly one by Leon Makielski of Ann Arbor and another by Edwin Glenn of Ontario.

Opening off the living room is the sun room, with red lacquer furniture and curtains of soft green voile.

To the right of the entrance hall is the dining room. Here a Chinese motif prevails. In place of the usual sideboard is a strikingly handsome Chinese chest done in rose-colored lacquer. Curtains and table linen also have Chinese characteristics. On the floor is an Oriental rug that harmonizes with the general color scheme of the room, which is carried out in soft rose, green, and gold.

The breakfast room is in gray, having blue and black curtains trimmed with blue-colored bands. A bright orange tea set is on the table. The kitchen has ample cupboard-room. It is equipped with an electric refrigerator and an electric ventilator.

On the upper floor are four bedrooms, each with a distinctive color scheme, each with a door opening upon one of the two bathrooms. One of the bedrooms is finished with green tile, the other with black and white tile. On this floor, the rugs are of plain taupe.

The Exhibition House will be open to visitors on week-days from 2 to 6 in the afternoons, from 7 to 9 in the evenings. On Sundays, it will be open throughout the day and evening. It is situated on Williamsbury Road, just west of Cranbrook Road in Bloomfield Village, and in the first block north of Maple Road.

The home was constructed by Judson Bradway and furnished by Tuttle and Clark—Jaeger Studio in order that property owners in Bloomfield Village might obtain suggestions for the design and furnishing of their future homes.

DWELLING COST HIGHER IN 1925 THAN IN 1924

The average cost of one-family dwellings in 1925 was $4,567, compared with $4,314 in 1924. The average cost of structures of all kinds was $6,766, compared with $5,721 in 1924.

MUST HAVE ITS WAY

Witty Engineer: I am afraid this concrete highway will have to be condemned.

Second Idle-poor: Why?

W. E.: Because it's in the road.—Drexerd.

Clark, Emmons, Bryant & Klein, attorneys, 2303 First National Bank Bldg., Detroit, Michigan.

NOTICE OF MORTGAGE FORECLOSURE SALE.—Default having been made in the terms and conditions of a certain mortgage given by the Buckner Building Company, Incor., a Michigan corporation, with its principal offices in Oakland County, Michigan, to Leinbach-Humphrey Company, a Michigan corporation, with its principal offices in the City of Detroit, County of Wayne, State of Michigan, under the date of April 1st, 1925, and recorded in the office of the Register of Deeds of Oakland County, Mich., on the 4th day of June, 1925, in Liber 363 of Mortgages on page 289-292, providing that should default be made in payment of any principal, or interest, or taxes, or insurance, or any part thereof, when the same are payable, and should the same, or any part thereof, remain unpaid for the period of thirty days, then the aforesaid principal sum with all arrearages of interest, taxes, and insurance premiums, shall, at the option of the said mortgagee, become payable immediately thereafter, although the period limited for the payment thereof shall not then have expired. Whereas, by reason of said default, the entire principal is declared due, and there is claimed to be due, and is due and unpaid on said mortgage, at the date of this notice for principal and interest the sum of Eight thousand one hundred twenty-seven and 97-100 dollars, and no proceedings at law or in equity have been instituted to recover such moneys or any part thereof. Now, therefore, notice is given that by virtue of the power of sale in the above mortgage contained and of the statutes of the State of Michigan in such case made and provided, the undersigned will sell at public auction to the highest bidder for cash, on the 7th day of Oct. A. D. 1926, at 2:30 o'clock in the afternoon, Eastern Standard Time, at the main entrance of the County Building for Oakland County, in the City of Pontiac, County of Oakland, State of Michigan, (that being the place where the Circuit court for said County is held), the premises described in the said mortgage, or so much thereof as may be necessary to realize the amount due as aforesaid on said mortgage, together with 6½% interest and all expenses of sale and all legal costs allowed by law and provided for by said mortgage, including an attorney's fee, and also any sum or sums that shall be paid at or before said sale for taxes and insurance and for any prior mortgage or other liens to protect his interest in the premises, described as the lands, premises and property situated in the Township of Troy, County of Oakland, State of Michigan as follows: Lots Nos. 469-470-472-473-474-475-365-366-370-371 of Leinbach-Humphrey's Woodward Ave. Sub. of the E ½ of the S. E. ¼ of Sec. 36, T. 2, N. R. 10, East, Bloomfield Twp., and part of the W. ½ of the S. W. ¼ of Section 31, and part of the N. W. ¼ of Sec. 31 T. 2, N. R. 11, East Troy Twp., excepting the Grand Trunk Railroad right-of-way, in accordance with the recorded plat thereof as filed in Liber 27 of plats on page 5 in the office of the Register of Deeds in and for Oakland County, Michigan, and subject to the building restrictions common to the lots in said subdivision.

Dated at Detroit, Michigan, this 3rd day of June A. D. 1926.

LEINBACH-HUMPHREY CO

Clark, Emmons, Bryant & Klein, attorneys for Mortgagee. 8-22

Clark, Emmons, Bryant & Klein, Attorneys 2303 First National Bank Bldg., Detroit Michigan.

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NO BUILDING SLUMP HERE, SAYS J. A. WALSH

Head Of Walsh, James & Wasey Co. Optimistic Over Growth Of Birmingham.

The old saying among real estate men, "Where there is building activity there's where people want to buy," has been proved in the sales in Birmingham and Bloomfield Hills this season. The so-called summer slump that many realtors look for just hasn't happened in the Birmingham-Bloomfield Hills district, Walsh, James & Wasey reported Friday.

"This year so far more than 350 homes have been built and are being built in Birmingham and Bloomfield Hills," Jay A. Walsh, head of the firm said.

Mr. Walsh added: "Another factor in the development of this district is the industrial expansion already definitely planned by the General Motors units in Pontiac.

"Bloomfield Hills, as we all know, is as much a suburb of Pontiac as it is of Detroit, and the same is true of Birmingham, and it is about the only place in this district where business men can secure home sites in developments well restricted which assure property owners of pleasant surroundings and congenial neighbors at all times.

"In fact, we believe this district is about the most desirable for Pontiac and Detroit business men, as it gives all the advantages of the city, yet enables the home owner and his family to get full benefit of living in the country.

MUCH BUILDING IS SHOWN IN COUNTRY DURINF FIRST SIX MONTHS OF 1926

(Continued from Page 12)

Eleven per cent of all the cities reporting indicate that residential rents are increasing. Sixty-five per cent indicate stationary rents, and 24 per cent report the tendency down. The figures for June, 1925, were 11 per cent up, stationary 70 per cent, down 19 per cent. Again, as in December 1925, no city over 200,000 population reports that rents are increasing in any type of residential property, but 23 per cent of the reports from district boards indicate increase in residential rents.

Fifty-seven per cent of the reports from cities in Canada also indicate increasing rents, as well as 40 per cent of the reports from the south central section. The highest percentage of reports of decreasing residential rents comes from the north central section.

Business Rents Increase.

Forty-two per cent of all the reports indicate that the rents of central business property have increased, and 30 per cent indicate a tendency for rents of outlying business property to climb. Twenty-one per cent indicate higher rents for centrally located offices and 13 per cent for office space in outlying districts.

The number of cities reporting over-building of different types of structures has increased, as compared with the total reported. Seventy-four cities report over-building in some type of building; 38 cities report over-building of single family dwellings; 42 cities report over-building of apartments; 36 cities report over-building of business buildings and 8 cities report over-building of all types.

The fact that the building program has caught up with demand is further indicated by the percentage of cities reporting shortage on various types of structure. Only 17 per cent of the reports indicate a shortage of single family dwellings, 15 per cent a shortage of apartments, and 12 per cent a shortage of business structures. In December, 1925, these figures stood at 36, 33 and 34 respectively. Obviously, the building program is still far behind in the southeastern section, from which 63 per cent of the reports indicate a shortage of single family structures. 61 per cent a shortage of apartments, and 68 per cent a shortage of business buildings. A very considerable percentage of the cities in the south central section also report shortages.

Money Continues Easy.

Easy money market conditions continue to prevail in the majority of cities. Sixty-four per cent of all the cities reporting indicate a larger supply of loans than can be easily absorbed; seventeen per cent report an equilibrium; Sixty-four per cent of the cities reporting indicate a steady rate of interest, while 36 per cent report that the interest rate has fallen.

The largest demand for loans is on residential property. Seventy-seven per cent of the cities reporting expect no change in the money market.

THEY GET AROUND, THOUGH

After much research it has been found that rubber bands keep their shape because they never eat between meals.—Lehigh Burr.

MODERN HISTORY

Prof: Why are you so opposed to war?

Dumb: Because war makes history and I have more of that now than I can study.—Middlebury Blue Bacon.

AS SHOPENHAUER WOULD SAY

He: A man can never tell what a woman will do.

Her: Neither can a woman.—Washington Dirge.

UP ON HIS STUFF

Dodo: Why do you insist on taking girls on airplane rides?

Ray: One reason is that they can't walk home.

Dodo: And what's the other?

Ray: You can't hear what they're saying.—N. Y. Medley.

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