



WING LAKE PRESERVES BEAUTY IN DEVELOPING

Realtor Claims Locality Is Ideal For Year-Round Homes; Near Birmingham.

"While the shores of many of Oakland county's most beautiful lakes have experienced a rather undesirable development, as considered from the standpoint of those who would preserve the rustic beauty of this land of lakes, the one nearest Detroit, Wing Lake, has escaped the exploitation of the earliest resorters," said R. L. Maxon, of Worman & Moore, local realtor.



We Intensify the Pleasure of Owning Your Own Home

HOW! BY SEEING TO IT THAT EVERY PROVISION IS MADE FOR THE COMFORT AND CONVENIENCE THAT GO TO MAKE A REAL HOME

We Finance Homes To 80% Of Cost
Connelly Building Company
First National Bank Bldg.

Wing Lake now offers the ideal environment for a permanent, year-round home with all the lakeside recreation facilities of a summer place constantly available. Wing lake families may now enjoy winter sports of skiing, skating and tobogganing, as well as the summer sports of swimming, boating and fishing without leaving their own back yards.

"Wing Lake lies just off West Maple road, about a half mile west of the Oakland Hills Country club, and but a short distance from Birmingham. Just as soon as the Wing lake homes are completed and occupied, the Detroit Motorbus company intends to extend their West Maple avenue bus line from the golf club to Wing lake, thus making it more easily accessible from downtown Detroit," he asserted.

Old steel girders when reinforced with concrete can be made to carry far more than the load of the original new girders, according to tests conducted by the Ohio State University.

TOWERS' INTERESTS IN BLOOMFIELD FOLK

Weston Reports They Consider Apartments There Ideal For Town Homes

Many Bloomfield Hills folk are becoming interested in the Detroit Towers, the luxurious new co-operative apartment on the river out East Jefferson avenue, Detroit, according to Louis A. Weston of the Palms Stoppel Company, managing and selling agents.

"Mr. Weston reports that they consider it especially ideal as a town home for the winter and for week-ends during other seasons of the year."

"Most of the apartments are already occupied," Mr. Weston said. "The residents consider them just about perfect."

"There are but two apartments to a floor and in some instances the owner has taken the entire floor and converted the two apartments into one."

Old steel girders when reinforced with concrete can be made to carry far more than the load of the original new girders, according to tests conducted by the Ohio State University.

NEW FINANCING PLAN HAS REALTORS 'BROKE'

Good Investment Until Down Payment and Solicitor Leave Together.

An elderly gentleman, introducing himself as the representative of an eastern mortgage and security company, is going about the country with a "new plan of real estate financing" that as a fraud outdistances the "free lot scheme," according to a warning from realtors of Montana, where he recently sojourned.

The new game, made plausible by its operator's apparent command of financial matters, is reported to the National Association of Real Estate Boards as follows:

Certain active members of the real estate profession under 50 years of age who own property in the city in which they live and who are insurable, are "selected" for membership in the "financing company."

This membership would make the applicant eligible to life insurance on a single premium basis with a loan feature on a "fully paid policy" in the sum not less than \$40,000 and not over \$80,000. The policies are represented as a "truly paid policy" in the sum not less than \$40,000 and not over \$80,000.

Paint stains on glass can be cleaned by softening the stains with turpentine.

Pleasant Meadow

RESIDENTIAL SITES WHICH MAKE REAL INVESTMENT PROPOSITIONS

IDEAL LOCATION

EXCLUSIVE SELLING AGENTS

ROBERT R. ALLEN & CO.

REALTOR

ROBERT R. ALLEN
RAY A. PALMER

215 SO. WOODWARD AVE.

Insurance

We represent the following companies—the strongest in the world in their respective fields:

Actna Life of Hartford - Standard Accident of Detroit - Eagle Fire of New York - Royal Exchange of London - Citizens Mutual Automobile of Howell, Mich. - Globe Indemnity of New York.

We Write Any Kind of Policy

JOHN P. LAMB, HAROLD Q. EAD, Mgr. Ins. Dept.

Telephone Birmingham 1090

Sign Painting Specialists

WHEN YOU'RE READY TO MOVE WE'RE READY TO MOVE YOU!

ALL PURPOSES ALL DESIGNS

Birmingham Transfer & Cartage Co.

113 BROWNELL STREET
Phone 560-W

FURNITURE REPAIRING and REFINISHING

Box, Spring and Hair Mattresses Made to Order

SLIP COVERS

Upholstering

New Living Room Furniture Made to Order

B. F. Brooks

206 N. Woodward
Phone 625-W

"You are now on the World's Greatest Highway"

Should suggest also to you that "THE WORLD'S BEST REAL ESTATE INVESTMENTS ARE BEFORE YOU," for isn't it logical to assume that values are dependent upon commerce and activity?

MALCOLM HUNT

202 So. Woodward Ave. - Birmingham
1505 Real Estate Exchange Bldg. - Detroit

Real Estate Association Gives Members Improvement Service

A budget system for a subdivision project, a report on safeguarding the real estate mortgage bond, an analysis of classified advertising that shows the best utilization of advertising space, and a study of lighting as it affects the efficiency of office buildings, have just been sent out by the National Association of Real Estate Boards as special services to members of its various divisions.

Executive committees of the divisions, which include a brokers' division, a home builders' and subdividers' division, a mortgage and finance division with a co-operative apartment section, a farm lands division, a property management division, an industrial property division, and a realtor secretaries' division, will meet at headquarters of the association in Chicago, during September and October. The meetings will outline subjects to be undertaken for study by each specialized group during the coming year, select a major project for the division for the coming year, and block out plans for the division's program for the coming midwinter business meeting of the association, to be held in Miami, Fla., in January, 1927.

Cost Is Studied.

Enlargement of the data upon which the association is compiling a study of the cost of doing a real estate brokerage business has been made possible by the addition of over 50 members to the committee of the brokers' division, under which the study is proceeding.

Members of the committee have opened the business records of their respective firms to be studied in an attempt to ascertain certain norms in regard to operation costs.

The analysis is the first cost study ever to be undertaken in regard to the operation of a real estate business.

George P. Ellis, of Chicago, certified public accountant, who is acting with the committee and with the re-

STORES AND OFFICES

NEW THEATRE BLDG.

We Are Now Leasing Space in This Beautiful Building

Ready For Occupancy
JANUARY 1ST, 1927

Mc CORMICK AND SHUART

BIRMINGHAM OFFICE
105 South Woodward
Detroit Office - 868 Penobscot Bldg. - Cad. 1390

Telephone 1130

Model Homes are within your reach

... Just call ...

Glenn E. Routier

Builder and Contractor

108 1/2 N. WOODWARD
PHONE 446

INSURE AGAINST FIRE AND WINDSTORMS

as soon as new buildings are under way

DO NOT FORGET COMPENSATION INSURANCE

We Furnish Responsible Protection Against All Kinds of Risks

Whitehead & Standart Co.

General Real Estate Insurance of All Kinds
Phone 321

Front Porch Enclosures

TO KEEP THE WINTRY BLASTS OUTSIDE WHERE THEY BELONG

Have a Welcome Retreat Inside a Well Built Storm Door

Birmingham Sash & Door Co.

Lincoln Avenue at Madison
PHONE 1100

The Value of Good Plumbing

A HOME-BUILDER may supervise the actual construction of his house—he may detect at once any departure from his plans; but the plumbing is beyond his control—it is concealed from his sight.

For this reason most builders are entirely dependent upon the integrity of the men who do their work; their only guide is the reputation of the firm.

Plumbing is more than mere mechanics; it is a profession. It does not consist simply in running pipes and connecting them; an inexperienced workman could do that. Good plumbing involves a complete understanding of the problems of building; it consists in adapting one's fixtures to each particular type of house; in meeting each individual problem in such a way as to secure beauty, service, and durability.

We feel justified in saying that our every effort has been directed towards a realization of those ideals, and that we are in a position to offer you the utmost in service.

Bloomfield Plumbing & Engineering Co.

Copeland Electric Refrigerators, Walker Dishwashers, Proflux Gas, Electrol Oil Burners, Perfumery, Ironing, Wash, Dishwashers

129 W. Maple
BIRMINGHAM
Phone 1125

W. S. McALPINE L. LEIGH SMITH GERALD H. CURTIS

W. S. McAlpine Engineering Company

Surveying ∴ Civil Engineering

An accurate survey is your protection. We are organized to give quick and accurate service on Farm Surveys, Lot Surveys and complete Subdivision Layout and Engineering.

508 South Woodward Avenue
PHONE 805