

DEER KILLS SELF

An extraordinary accident which killed an adult buck deer in the Van Owen yard, western part of the upper peninsula, was witnessed by L. F. Schneider, state game man. Schneider jumped a deer

which ran into a sharp branch projecting from a partially fallen tree, the end of which entangled the deer. The buck ran 100 feet and dropped dead.

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NATIONAL NOTES
ON REAL ESTATE

By HERBERT U. NELSON

(Secretary, National Association

of Real Estate Brokers)

The cooperative apartment idea

is going to come back. It has gone

through certain early stages of

over-exploitation. Many mistakes

were made in the very rapid

development that was going on just

before the crash of 1929 in apartment

structures to be owned by

the families that they were

meant. But notwithstanding these

mistakes, the fundamental idea is

good, so good that it is going to be

used, among other ways, it will

be used in our search for low-cost

housing.

Edward A. MacDougall, New

York, who has built more

cooperative ventures, probably than

any other man in the United

States, believes this. He says, "If

properly planned, and built at a

time when costs are reasonable,

there is no more satisfactory way

for a city dweller who has to live

in an apartment to have a stable

home at low cost." Many of his

clients have had their homes, with

the satisfaction of ownership, in

apartment structures during the

depression period at the cost of

taxes, heating, financing and com-

paratively small service charges.

The plan gives the apartment

owner the same security in his

home and the same opportunity

for adjustment to individual needs

as the owner who has paid for a

house.

Leaders are now re-examining

the old forms under which

cooperative apartments were created,

the leases and by-laws that were used,

and are studying legislation in the

various states to see what may

need to be corrected to give this

form of home ownership its op-

portunity for best use. The move-

ment deserves public interest and

public discussion.

The great merit of this kind of

residential development is that it

gives a solid equity on which to

build. Too many of the apartment

structures of the years immediately

preceding the depression were

built on an over-narrow equity. In

such a venture, if the general

business trend goes wrong, there

is no way to see what may

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Realtor Cites Reasons Why Home Builders
And Buyers Should Consult Their Broker

"Why consult a real estate

broker?" is a question continually

occurring in the minds of many

prospective home builders and

buyers, was answered and

elucidated by S. C. Hadley,

president of S. C. Hadley, Inc.,

Birmingham realtor.

"The answer to this question is

that a person is perfectly free to

follow his own course in complet-

ing a real estate transaction but

whether one has the time, the

training, and the experience nec-

essary to carry on such work,

comprise the issues which gener-

ally cannot be met. A large per-

centage of the losses incurred by

inexperienced home seekers and

home sellers come to those who

undertake to buy or sell on their

own judgment," Mr. Hadley stated.

"A good real estate organization

will actually create a market

for real estate by securing a

purchaser and bringing him in

the seller in the short-

est possible time and with a min-

imum of effort.

"The experienced broker or

realtor will assist his clients in

determining what property will best

meet their requirements, in

the selection of the property, in

the financing of the transaction,

and in the completion of the

transaction. They will furnish transportation

to the property, and will see that

the transaction is completed in

the shortest possible time and with

the minimum of effort."

So that a purchaser may visit the

property quickly, for personal in-

spection is absolutely necessary.

The broker also performs the job

of true salesmanship by familiar-

izing himself with all possible fac-

tual information about each piece

of property and communicating

this to the buyer. He will endeavor

to be always informed regarding

laws, proposed legislation and pub-

lic policies affecting real estate.

"Further a reputable broker can

be of great service by arranging

financing plans, securing a mort-

gage loan that is suited to one's

individual income and that will

give the greatest economy."

"Real estate is not the only form

of smart investment to make dur-

ing periods of inflation, but it is

certainly one of the best.

"In conclusion, it seems clear

that the average man, not having

training for investments in the

stock or commodity markets, and

not possessing the larger amounts

of money necessary for such op-

erations, can best protect himself

and his family's future by the

effects of inflationary periods by

putting his savings into a home

or some form of real estate which

is tangible and can be put to use."

So that a purchaser may visit the

property quickly, for personal in-

spection is absolutely necessary.