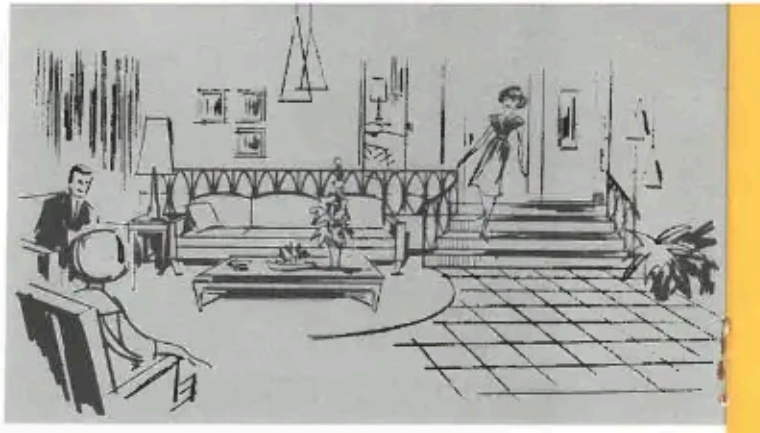
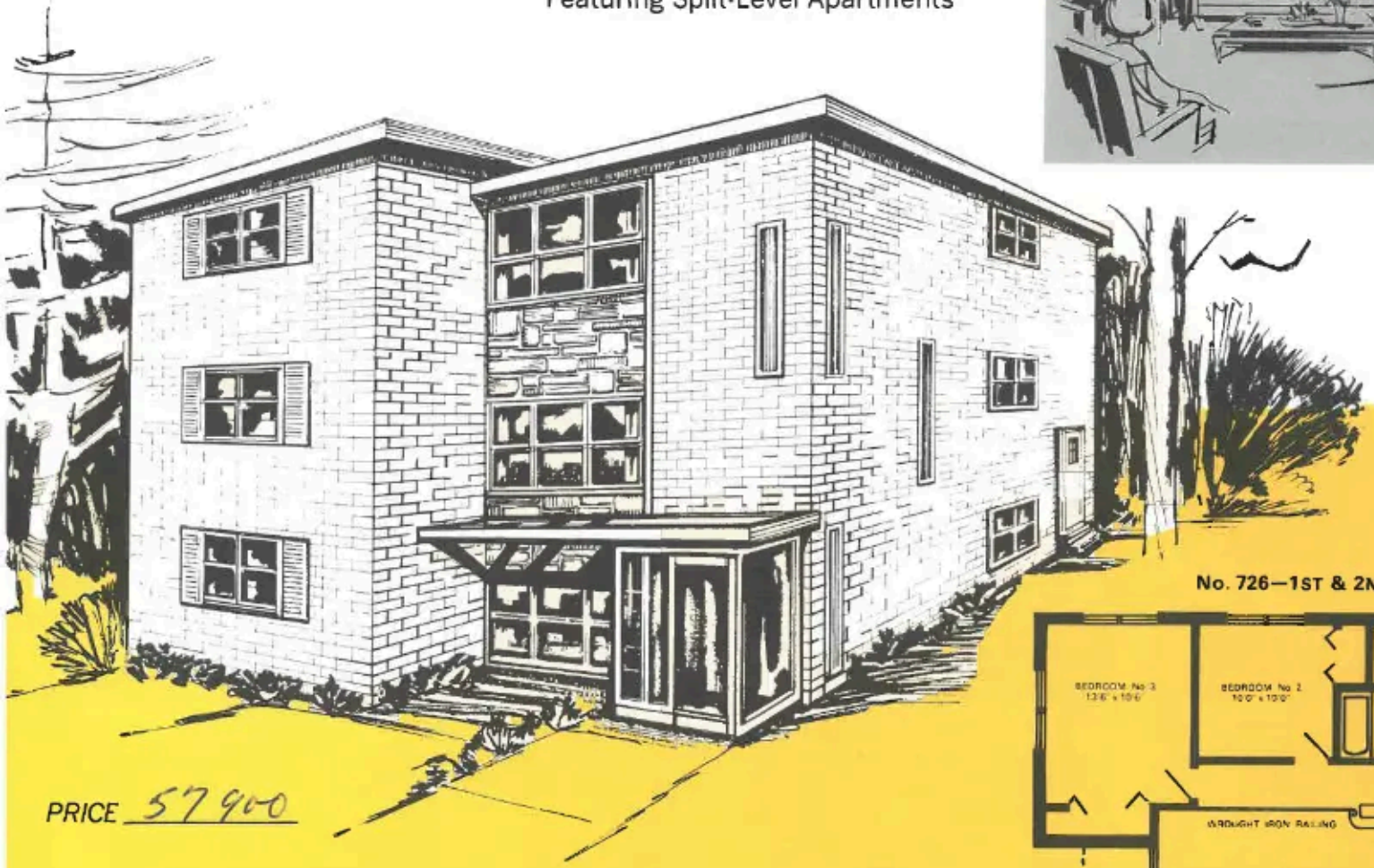
The Americana Series

Featuring Split-Level Apartments

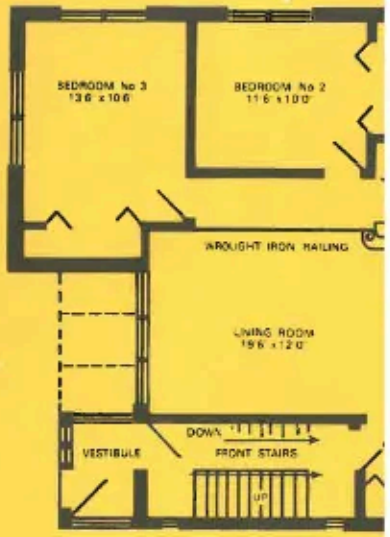




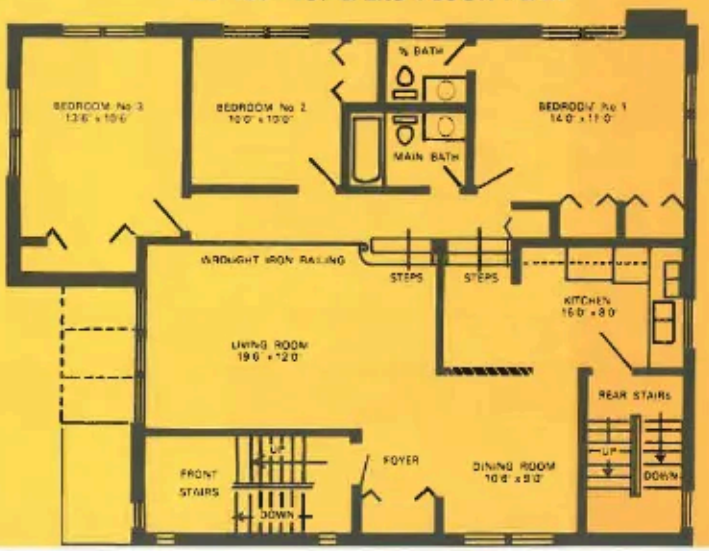
PRICE 57900

(726) The AMBASSADOR... *As modern as tomorrow*

No. 726—GROUNI



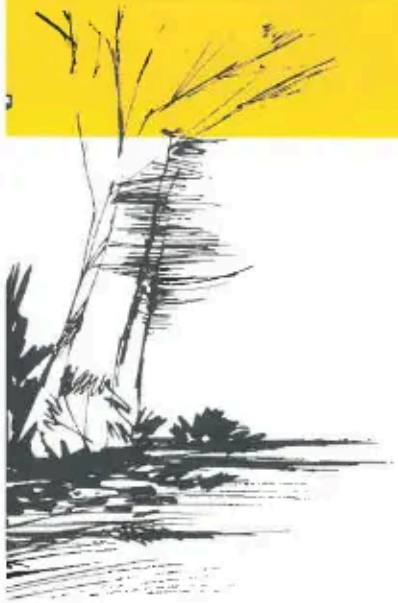
No. 726—1ST & 2ND FLOOR PLAN



THE "AMERICANA" Split-Level
breathtakingly beautiful apartme
a completely new concept in apa
popular Split-Level design offers
single-family home to you and yo
tion has been given to every de
Split-Level apartments. The 2 or
panoramic living room from a
bedrooms are spacious and the
its own private bath. Full dining r
breakfast areas, 2 baths, and a
complete the picture of this no
Split-Level apartment. Imagine th
. . . imagine the ease with which
rented.

No. 725—1ST & 2ND FLOOR PLAN





Here They Are.... Count 'em!

51 QUALITY FEATURES THAT ADD UP TO MORE LUXURY, MORE CONVENIENCES, AND GREATER PROFITS IN YOUR PLEASANT MANOR ESTATES 3-FLAT!

FLAWLESSLY BUILT BY JULSON BUILDERS WITH

- Solid Masonry Construction
- Poured Concrete Foundations & Footings
- Completely Waterproofed Foundations
- Face Brick on All Four Sides
- All Exterior Walls & Roof Completely Insulated
- Buildings Completely Weather-Stripped & Caulked
- Enclosed Fire-Proof Front and Back Stair-Wells
- Separate Entry Vestibules
- Enclosed Rear Entries to Each Apartment
- Ceramic Tiled Vestibules
- All-Wood Double Hung Windows
- Full Gutter & Down Spouts
- All Copper Plumbing for Both Water and Waste
- Finest Heavy Duty Hardware and Locks

JULSON BUILDERS BUILD WITH ONLY QUALITY MATERIALS AND OFFER DELUXE APPOINTMENTS

- Over 1400 Sq. Ft. of Living Space Per Apartment
- Select Oak Hardwood Floors
- Solid Oak Stairs & Banisters
- Pickled Natural Mahagony Trim & Doors
- Custom Color Co-ordinated Kitchens
- 2-Door 14-Cu. Ft. Refrigerators
- Penny Flame Natural Gas Range, Oven, Hood & Fans
- New, Colored, Built-in Panel Phone in Kitchen
- Provincial or Contemporary Wood Kitchen Cabinets
- Beautiful Formica Tops
- Moen Dial-Set Faucets
- Attractive Vinyl Asbestos Kitchen Floors
- Large Kitchens with Breakfast Areas
- Full Dining Rooms
- Master Bedrooms with Private Bath
- Ceramic Tiled Baths
- Colored Plumbing Fixtures
- Provincial or Modern Vanities with MARBLIKE Tops
- Illuminated Bathroom Ceilings
- Wood Sculptured Medicine Cabinets
- Lights in Every Closet
- Bi-Fold Closet Doors
- Separate, Penny Flame, Thermostatically Controlled, Natural Gas-Fired Hot Water Heating Plant for Each Apartment
- Separate 220-Volt Outlets for Each Air Conditioner
- Full Circuit Wiring Plus Individual Circuit-Breaker Cabinets in Each Apartment
- Pre-Wired Telephone Outlets
- Built-in TV Outlets & Antennas

JULSON BUILDERS INCLUDE THESE PLUS FEATURES AT NO EXTRA COST

- Over 6500 Sq. Ft. Lots
- Fully Improved Lots
- Paved Side Drives
- Concrete Service Walks
- Individual Storage Space
- Large Utility Rooms
- Twin-Size Closets in Every Bedroom
- Two Frost-Proof Sill-Cocks
- Roomy Broom Closets
- Individual Electronic Door Buzzers

Members of Northwest Builders Association

JULSON BUILDERS present a unique new investment opportunity wrapped up in a popular old idea . . . the 3 bedroom apartment 3-flat . . . which offers a combination of comfortable living for any family . . . *plus* the advantage of added income.

It's really like living RENT FREE when you own and live in a 3-flat in *Pleasant Manor Estates*. You and your family enjoy the comforts and advantages of a modern, deluxe 3-bedroom apartment located in one of Chicago's finest suburbs, while the income from the other two equally fine and desirable apartments is more than enough to cover the financial obligations of the entire building.

Deriving this excellent return on your investment in a *Pleasant Manor Estates* 3-flat is an almost guaranteed proposition.

For years now Des Plaines has led all other Chicagoland suburbs in growth . . . industries, employment, population, construction and income. This has been due to the development of O'Hare International Airport and the location of many national companies within the area. United Airlines, Bantam Books, Max Factor, Universal Oil Products, Centex Industrial Park, are only a few of these companies who have brought with them large numbers of employees and executives wanting fine, large apartments for their families.

Your own investigation will show you that while there is a tremendous amount of building underway in the Des Plaines area, the demand for 3-bedroom apartments is not being met by this construction.

To fullfill this demand, Julson Builders, with over 15 years of building experience, applied all of their skills, and the individuality they had here-to-fore built into hundreds of single family quality-constructed homes here in *Pleasant Manor Estates* and elsewhere, to the creation of these fine 3-bedroom apartment 3-flats. Quality construction ingenuity of design, and the huge demand for such deluxe 3-bedroom apartments, make these buildings easy rental properties—thus making them an outstanding money-making investment for you.

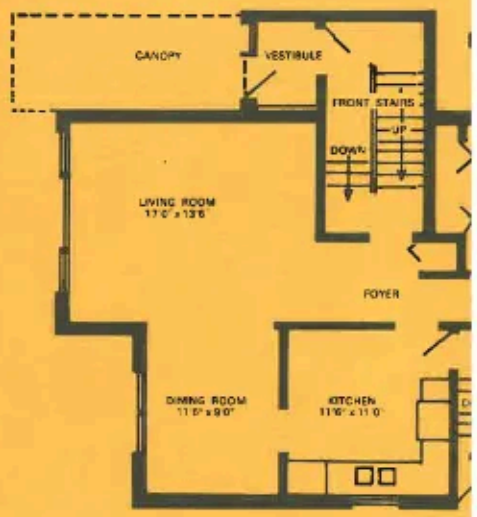
We proudly present the **"AMERICANA"** series to you . . . the first . . . the only . . . the unusual 3-bedroom apartment Split-Level 3-Flat. It's an architectural *"first,"* completely different and magnificently modern in every way . . . the perfect answer for those seeking spaciousness and pure elegance . . . in an apartment.

Of course we also offer the more conventional 3-bedroom 3-flat . . . the **"IMPERIAL"** series . . . with deluxe 3-bedroom apartments, featuring the utmost in quality. There are six different models for you to choose from and all are designed to fit in beautifully with the custom-built single-family homes that already grace this fine residential area.

Pleasant Manor Estates, is a beautiful suburban community in the City of Des Plaines, and therefore offers you and your tenants many conveniences and unmatchable extras.

Employment opportunities within the area are many and excellent. Chicago's Loop is easily accessible by car or public transportation, there are many fine public and parochial schools and houses of worship close by, recreational and shopping facilities are nearby and plentiful, and there are many fine families anxiously looking for apartments such as you will have to offer in your *Pleasant Manor Estates* 3-flat.

So build your family's financial future on such a 3-flat now . . . earn rental profits immediately because our staff has many tenants and leases ready for your acceptance.



EACH OF OUR "IMPERIAL" 3-fl
enchantingly modern, custom d
are completely modern in every
large bedrooms, large, large livin
rooms, huge kitchens with breal
entrance foyers and enclosed bac
These and the many other adde
bathroom ceilings, electronic do
frigerators and ranges . . . extr
closets, lights in each closet, and
apartments wonderfully livable
rentals.

Your very own building offers
tifully designed and well planned
use, as well as for excellent adde
will enjoy living here with you.