## FOR SALE—CITY REAL ESTATE.

NICHOLS & NUNN,

REAL ESTATE—LOANS.

117 Columbia Street,

We are headquarters for vacant property; if you intend to build, call on us before you buy and let us show you what we have to offer; we are exchange agents for

RENTON HILL ADDITION.

RENTON HILL ADDITION.

We have ninety lots in this addition at the same price we sold for five years ago; we have instructions to sell all; large lots, 60x120 feet; this property is on the Madison street car line; fine view; we can give you your choice from $300 to $750 on easy terms; abstract furnished.

VACANT PROPERTY.

$4,500—Four lots on Thirteenth avenue and John street; sidewalk, graded, sewers, and all improvements; each lot 60x128 feet; fine view, and in one of the finest residence parts of the city.

$850 for lot on Fourteenth avenue, close to Madison street; all street improvements made and paid for; this is the finest residence part of our city.

$900 for corner lot on Blanchard and Sixth avenue; this is a fine corner.

$1,000—Choice of several lots on Queen Anne hill, one block from Highland drive.

$850—Choice of seven lots north of Madison street, on Twelfth and Thirteenth avenues; each lot 60x128 feet.

$1,100—Choice of two corner lots on Mercer street and Fourth avenue west; fine view of the Sound.

$100 for your choice of twelve lots near our state university.

$350—Your choice of three lots on Twenty-third avenue, close to East Union street; large lots.

$200—Choice of two lots on Twenty-third avenue, close to East Union street, 60x127 feet.

IMPROVED PROPERTY.

$2,100—Six-room cottage on Twenty-third avenue and East Union street; large lot.

$6,500—120x120, on Ninth avenue and Washington street, with a twelve-room modern house.

$1,800—Nine-room house on Republican street, near Broadway; fine view.

$1,500—Six-room cottage on Eleventh avenue, near Cherry street.

$1,500—Six-room cottage on Terry avenue, near Pike street.

$4,500—Ten-room house, Belmont, near Pike street; fine view.

Fine stock ranch of 200 acres, east of the mountains; plenty water; all improved; this is a snap for the price we ask.

Five and ten-acre tracts, close to car line.

NICHOLS & NUNN,

117 Columbia Street.
'Phone, Main 699.

FOR SALE—A RARE BARGAIN.

On Fourteenth avenue, north of Madison car line, a prominent corner, east front lot, unobstructed view of Sound and mountains; one of the finest locations on the street, with an elegant and attractive modern eight-room house, built last year for a home; only the very best materials used in its construction, and most skilled of workmen employed; brick foundation and basement under the whole house; hot and cold water, laundry and dry room; first floor has large, elegant reception hall, parlor, dining room, kitchen and pantry; two fine, artistic mantels, with most improved grates; hard oil finish throughout; second floor has four large bed rooms, porcelain bath, stationary wash stand and toilet, with plenty of closets; this property has only to be seen to be appreciated; never has been offered for sale before; owner now wants the money to use in his business; property cannot be duplicated for less than $6,000, and $4,500 will buy this quick.

We have another in the same neighborhood on Fourteenth avenue, built just as good, on the same lines, only larger; has ten rooms; elegant view; large lot; at $5,500.

A very fine eight-room new modern house on a prominent corner, on Broadway, overlooking the Sound; brick basement; under the whole house; hardwood finish, fine mantels and a real up-to-date house, at $4,000.

An eleven-room modern house, fully furnished; lot 68x120, downtown, on Cherry street; easy rent $30 month; can be had for $7,500; this is a snap sure.

We have a large list of good properties of five to eight rooms each, ranging from $1,500 to $2,500, on small payment down, balance monthly; be glad to show you.

Two six-room flats, rented at $58 month, downtown, first hill, walking distance; want money; $4,250.

On Queen Anne hill we have some fine locations to build at low prices on Highland drive, Gaylor avenue and other streets, at prices ranging from $300 to $1,500 per lot; some of them are very choice.

Lots on Belmont avenue north, with fine view of Sound and mountains, at $750 to $1,000 each.

120x120, on Ninth avenue north and Republican street; a nice corner, handy to street car; only $1,000.

Four lots, 60x128, one-half block on Eighth avenue north, Mercer and Roy streets; well located; certainly a bargain; $1,600.

One whole block, twelve lots, on Queen Anne hill; very choice; $1,500.

One lot at Green lake, five minutes' walk from car line, cheap, $50.

Also lots near Madison street power house at $200 each; handy and cheap.

M. B. JACKSON & CO.,
405 Bailey Building.

FOR SALE—Some snaps in foreclosed property:

$2,000 buys 68 feet front on Washington, near Twelfth, with four houses renting at $27 per month.

$2,000 buys seven-room modern house; hot and cold water in all bed rooms; Thirty-third avenue, one block from car.

$750 buys 60x120 on corner Minor avenue and Olive, with small house; $75 will put lot in good shape.

SEATTLE RENT & COLLECTION CO.,
Room 3 Haller Block.

CHEAP—Sensible buyers, why pay agents $100 to $200 for lots back in woods, while I am selling beautiful Kenwood avenue city lots, two blocks school, car, park, lake, new sidewalks, $25, $35, $45; worth $50 before five years; aristocratic neighborhood; owner, Hillman, residence corner Kenwood avenue; Green Lake car.

IF you want to purchase a choice lot on Fourteenth avenue, north of Madison street, call on Wightman & Co., 120 Marion street.

FOR SALE—6-room house, lot, with fruit and flowers, on Eighteenth avenue, near Madison, $1,300; 2 lots, First avenue, south Denny way, 120x120, $4,500; on corner Thirteenth avenue, near 2 car lines, 120x120, $1,800, terms; house and lot in Fremont, $850; 12 vacant lots, Lake Union addition, beautiful view of Lakes Washington and Union, each 60x120, $1,400. Western Exchange, 504 New York block.

FOR SALE—340 lots on Queen Anne hill; graded and sidewalked street; the nearest available and best buy in the city; $35,000 for a short time; worth investigating. M. Dishon, 733 New York building.

## FOR SALE—CITY REAL ESTATE—Continued.

F. M. JORDAN,
REAL ESTATE AND INSURANCE.

$5,000—Fine home, best part of Renton hill, one block from Madison street, lot 60x120 feet to alley; fine 9-room modern house; gas and electric light, nice lawn, roses, etc.; a rare chance for one wanting to buy a home.

$5,000—120x120 feet, corner Seventh avenue and Pine street, just the place for a tenement row.

$8,000—Elegant home, consisting of a fine 8-room, strictly modern house; stone foundation; grounds 120x200 feet; beautifully laid out, second hill, north of Madison.

$4,500—120x120 feet, partially improved, east side of Second avenue, between Bell and Blanchard.

$4,000—68x120 feet on Roy street, next to corner, Second avenue north, together with one double and one single tenement; good income.

$4,000—Good modern 8-room house, brick foundation, corner lot 60x120 feet, Sixteenth avenue, Renton hill.

$2,000—Business corner on Second avenue, North Seattle pays 12 per cent. net; a great bargain.

$12,000—120x120 feet, fine corner, 5 modern houses; fine view; walking distance Second avenue; good income.

$3,200—Good double tenement house, North Seattle, between cable and electric lines; new plumbing, porcelain bath tub; lot 45x120 feet; good rental.

$2,500—Good lot 60x120 feet, with 5-room house; fine view of Sound; Second avenue, north of Denny hotel.

$3,200—60x120 feet; 8-room house; modern; Sixth avenue, between Bell and Battery.

$2,000—Good modern 8-room house; lot 60 x120 feet; two car lines within a block; house is worth more than price asked.

$2,000—Seven-room modern house; lot 30x120 feet; Twenty-first avenue, near East Cherry.

$3,200—Fine home in Queen Anne; lot 50x 140 feet; seven-room modern house; good foundation; magnificent view.

$8,000—Fine income property, corner lot 60 x120 feet; improvements worth $5,000; paying 12 per cent. net.

$1,600—Foreclosed house, corner lot 30x120 feet; good 6-room house; in good condition; Twenty-first avenue and East Marion street.

$1,200—Another foreclosed home; lot 30x120 feet; street graded and sewered; house connected with sewer, closet, in first-class condition; easy terms; immediate possession given.

$1,650—Fine suburban home, consisting of 10 highly improved lots; good 5-room cottage, electric lights, windmill, lots of fruit.

$1,800—Good 5-room house; sewer connection; patent closet; lot 30x120 feet; west side Westlake avenue between Harrison and Thomas.

$1,400—Good 7-room house; in good repair; newly papered and painted; lot 40x120 feet, Twenty-seventh avenue south.

$1,000—5-room house, 3 lots 120x160 feet, this end of Lake Union.

$1,500—About one acre of land, with one 5-room and one 4-room cottage both rented for $11 per month; at Georgetown; on car line.

VACANT LOTS.

$7,000—Best bargain on First avenue south; lot 43x150 feet deep to Railroad way; surrounded by business.

$2,250—100x104 feet, corner Pine and Boylston avenue; streets sewered and graded; fine view; walking distance.

$1,600—Fine corner, 70x120 feet; streets graded; walking distance; a great bargain.

$1,000—Good residence lot Renton hill, East Olive, between Fourteenth and Fifteenth avenues.

$550—Lot 60x120 feet, Twenty-first avenue, near East Spring.

$800—Good lots, 56x120 feet on Lane and Dearborn streets, between Eighth and Ninth avenues.

$400—Fine building lot 40x103 feet; Thirty-fifth avenue and East Pine; elegant view.

$850—Fine lot 40x120 feet; east side Fourteenth avenue, north of Madison street.

$650—Good corner lot, 43x110 feet; end of Cedar street car line; one street graded.

$275—Lot 40x120 feet; Twenty-ninth avenue; one block from Madison street.

$350—Block of 7 lots in Wallingford addition to Green lake; on car line.

ACREAGE.

$150—5 acres good land at Richmond; slashed and burned over.

$3,500—Fine farm, 80 acres; good soil; 60 acres under cultivation; 9-room plastered house and barns, etc.; near O'Brien station.

$2,400—160 acres good land; south of the city; on line of proposed Seattle and Tacoma electric road.

$900—80 acres of good land; 5 acres cleared; 6 acres slashed; 2-story house; 5 rooms; furniture, barn, chicken house, 2 horses, 2 cows, 125 chickens; owner wishes to go to Nome.

$375—Five-acre tract, north of Green lake.

F. M. JORDAN,
2 and 3 Colonial block,
Second and Columbia street.

VACANT LOTS.

$600—Lot 40x128, on Broadway, near Denny way.

$750—Lots 60x120, on Twentieth avenue, south of Madison; street graded and sewered.

$800—Lot on Queen Anne hill, corner Third avenue, West and Garfield streets; size 60x120; good view; near school.

$800—45x128 on Thirteenth avenue north; very sightly location.

$900—Corner, 60x128, Harvard avenue and East John street.

$950—Corner Broadway and East John; size 60x128.

$1,000—Two lots; a double corner; size 120x128; Twelfth avenue and East Thomas street; these lots are a good buy.

$2,600—Fine lots all in one body, each 60x128, two corners on Twenty-second avenue, near East Jefferson street.

$2,700—Half block consisting of six lots, each 60x128, two corners in Nagle's addition, one block from Broadway.

We are offering a number of cheap lots in the Renton hill and Nagle's second addition, complete information will be given at office.

$2,500—One of the finest double corners, 120x128, on Renton hill; unsurpassed view; just the place for large residence.

$3,250—Three lots, including corner, each 60x120 to an alley; both streets graded; sewer; Minor avenue, near Denny way; one block from cars and school.

$175 each—Lots in the Brooklyn addition, on graded street.

IMPROVED PROPERTY.

$3,200—New house of six rooms, ready for occupancy; very sightly; Thirteenth avenue north; one-half cash.

$3,500—Modern six-room residence on Fourteenth avenue, near Madison street.

$3,750—Seven-room house on Summit avenue, near Pike street; brick foundation; walking distance.

$5,750—Excellent 11-room house on second hill, north of Madison; corner lot, 60x120.

$1,800—5-room cottage in course of construction; will be completed April 1; entirely modern; located on Twentieth avenue and East Union street.

$900—Cottage on Twenty-third avenue and Madison.

GARDEN AND FRUIT TRACTS.

$200 each—Single acre tracts, located just 5 miles southeast from business center of city, at Brighton Beach station, on the Renton car line; 5c car fare; dedicated streets; title perfect; abstract with every lot; near good school; reasonable terms; we want to show this property on its merits.

$2,000—Ten acres of land 3 miles from the end of Green lake car line, on new county road; all in fine state of cultivation; plenty of all kinds of bearing fruit; fair improvements.

$1,200—Ten acres of land on east shore of Lake Washington, directly opposite Leschi park; this is fine fruit land.

GEO. W. DILLING,
420 New York Block. Tel., White 491.

FOR SALE—Best corner lot on Beacon hill; good lot; Sixteenth avenue, 60x160; fronts two streets; $400; lots for $50; grocery store; cigar store; Atlin claims; lot on Seventh avenue. J. W. Swezea, 44 Haller block.

## FOR SALE—CITY REAL ESTATE—Continued.

FRED L. FEHREN. CHAS. E. MARVIN.

FEHREN-MARVIN CO.,

INVESTMENT BROKERS,

REAL ESTATE, LOANS & INSURANCE,

230-231 PIONEER BUILDING.
'PHONE, MAIN 145.

There is nothing especially new to report regarding realty excepting increased activity, greater confidence in Seattle as a safe place for making permanent investments and an increased demand for homes and business blocks. There is no marked advance in building material, and we predict that building in Seattle will never cost less than at the present time.

We have added largely to our list of desirable locations and homes and business properties. Among our offerings at the present time we quote the following:

$5,000—For the best large 8-room colonial house in the city, finished throughout elegantly; Broadway hill; terms.

$8,000—For a beautiful home and four large lots; one of the choicest locations of the city. This property needs to be seen to be appreciated. The location is perfectly enchanting and sure to improve in value for years to come.

$5,000—For two residences—income properties—on Harvard avenue.

$7,000—For a large residence, beautifully furnished, in best part of the Broadway district.

$7,000—For a new residence just completed. This is without question one of the most beautiful homes of the city and is most complete in all of its appointments. If looking for a beautiful home with fine location and environments, this will please you.

$3,750—For a pretty 7-room home; attic, furnace; 145 feet frontage; modern and convenient; Broadway hill.

$3,500—For a new eight-room residence, large lot with splendid improvements, also in the best part of the Broadway district. This house must be sold subject to a long time lease, making it a splendid investment proposition.

$4,500—For a beautiful ten-room residence on first hill. The improvements on this property would cost all that we ask for it. It is one of our best buys.

$5,000—For two nine-room residences on the first hill. These houses are renting for $750 per year, and the location will continually increase in value.

VACANT PROPERTY.

$150 each for four lots on Madrona Park car line.

$175 to $250 each for a number of large lots, 60x120, between 24th and 25th, three blocks south of Rainier Heights car line. These are right on the top of the ridge and are very nice home sites.

$350 to $400 each for several lots on 21st avenue, one block north of Madison street. Street is graded and sewered along the end of the block. These lots are 40x105 feet. We will sell them on a payment of $25 cash and the balance monthly. If lot is paid for we will loan all the money to put up a house for you at 7 per cent.

$400 to $600 for several lots on 23rd avenue, north of Madison. Half cash, balance time.

$650—For large lot 60x120 on Melrose avenue, between Republican and Mercer, Broadway hill; within one block of car line. This is one of the most sightly lots on the hill. Half cash, balance two to three years.

$1,000 to $1,200 for some of the choicest lots on Belmont avenue, between Roy and Thomas, in the very heart of the best district.

$1,000—For that fine graded lot between Republican and Mercer on the west side of Belmont avenue. An excellent view, fine neighborhood.

$1,250—For lot 50x100 on first hill, 3½ blocks north of Madison. This is very cheap.

$1,700—For a large lot on first hill, facing on two good streets; good lot for two dwellings.

$750—For four lots, being a fine corner, on 31st avenue, overlooking the lake. An excellent location.

$750—For large lot on Queen Anne Hill, near school, on graded and sewered street.

$1,800—For one of the finest corners on 17th avenue, near Madison. Would divide this or build on same for customer. Easy terms.

$500—For lot 60x60 on Columbia, near 20th avenue. Nicely graded. Fine location for a home on easy terms. Will build on this for customer.

$1,500—For 30-foot frontage on Jackson street, between Eighth and Ninth.

$5,500—For two splendid lots on Fifth avenue and Olive. This is a sacrifice price and a good investment proposition.

$7,000—For one of the prettiest half blocks on the first hill. A magnificent home property and in a choice neighborhood.

HOUSES.

$800—For a six-room house near Lake Union. Very easy terms.

$850—For a nice five-room cottage on 30th avenue. Easy terms.

$1,150—For a six-room house on 12th avenue south.

$2,100—For a very cozy home on first hill, in excellent location.

$2,200—For a nice seven-room house, brick foundation and elegant plumbing, in splendid condition, on 25th avenue, near Rainier school.

$2,500—For eight-room house near Denny school. Nice house; good location. $400 cash, balance easy terms.

$2,500—For nice house and two lots at southeast corner of 20th and Columbia. Terms.

$2,800—For ten-room house on 23rd avenue, between Yesler and Jackson.

NEW COTTAGES.

$250 cash, balance on two to five years at 7 per cent., will build a nice new cottage, $1,500 to $1,600, on 21st avenue, one block north of Madison. We will build these cottages to suit your own ideas.

We will also build on very easy terms on 30th avenue, near Rainier Heights car line, on 29th avenue near Rainier Heights car line, in Walla Walla addition, in the Renton addition or on the Broadway hill.

INVESTMENTS—We have several foreclosed properties close in that are splendid investments, and which will net from 15 to 20 per cent. on the money invested.

We write insurance in the reliable old LION INSURANCE COMPANY.

FEHREN-MARVIN CO.,

230-231 PIONEER BUILDING,
'PHONE, MAIN 145.

FOR SALE—A six-room house on the Madrona park line and thre lots set out to fruit; a very fine view of Lake Washington and the mountains; $1,850.

A six-room house and two lots; very fine; bearing fruit trees, small fruits of all varieties; $1,500.

A lot in Crawford's addition on Boylston avenue for $800.

Two fine lots on Broadway, close to Pike street, $2,100.

Two lots on Broadway, between Republican and Mercer streets, $2,100.

Two lots, corner Fourteenth avenue and Mercer street, $2,100.

A lot 60x128, corner Thirteenth avenue and East Thomas street, $1,100.

A lot, corner Harrison and Thirteenth, 60x100, very fine view, $1,150.

Two lots on Twelfth avenue, near Harrison, 100x100, $1,100.

Five very fine lots on Second avenue north; no finer location for an apartment house in North Seattle; can be bought for $9,000.

Several pieces of water front around the city, suitable for country homes, that can be purchased very reasonable.

A large list of ranch property, if you are wanting anything in that line.

C. B. LIVERMORE,
713 New York Building.
'Phone, Main 658.

## FOR SALE—CITY REAL ESTATE—Continued.

WM. P. HARPER,
REAL ESTATE, LOANS, INSURANCE.

BUSINESS PROPERTY.

CONSERVATIVE INVESTORS PLEASE ANALYZE.

60 feet front in the business center, between Madison and Yesler, can be bought under

1,000 DOLLARS

per front foot and put under a five or ten-year secured lease to one of the most responsible firms in Seattle at a rental that will net over

8 PER CENT.

Property in present condition will pay over six per cent. net. About one-half of purchase price can run for term of years at five per cent. Call for particulars.

WHOLESALE DISTRICT,

On Second avenue south, north of Jackson, either thirty or sixty foot front at a bargain, or we will build to suit tenant and make long-term lease at a rental that will bring reasonable rate of interest on investment.

TIDE LANDS.

A full block, bounded by King, Weller, Oriental avenue and Fourth avenue south. Look this location up and call for particulars.

A SAFE INVESTMENT.

80 feet, close in, at 2,500 DOLLARS,
or 40 feet at 1,250 DOLLARS.

The property is particularly well located for two-story apartments. They will bring a rental that will pay 20 per cent. net.

NEW HOMES.

In Queen Anne district, 9 good rooms, large bath room and closets and attic. Could be cut into two or three rooms. House is modern in every detail. Corner lot, with south and east front. Splendid view of Sound, mountains and city. If you are looking for a nice home in a very desirable locality call for particulars.

On Monday or Tuesday carpenters will be out of a very attractive seven-room house we are building on Denny way, near Howard. Splendid view of Sound, mountains and city, with

MODERATE CASH PAYMENT.

You can move in April first.

Look at the seven-room house we are building on Seventeenth avenue, middle of the block, north of East Jefferson street. It is almost ready for occupancy. No better location in that desirable locality. Call for particulars.

FREMONT!

We would like to have you see the tasteful, moderate priced, convenient homes we are building in the finest portion of

FREMONT.

Our property is one and two blocks west of Golf crossing; adjoins the main part of the town on the north; is high, dry and sightly; has commanding view of the mountains, part of the city and Lake Union. We have two houses under way and start another this week.

Two of them are sold.

One just plastered has six good rooms, besides large store room and closets. Pleasant front and back porch. The lot is 80x120 to a 16-foot alley, and will be fenced and graded. The price on reasonable terms is 1,550 dollars.

FREMONT

Has the best car service of any of the outlying residence districts in the city. You will be pleased with the property and general surroundings. We will build to suit you on other lots and sell on reasonable terms. Visit the property and call at our office.

COTTAGES.

We have two or three good buys in cottages close in at 1,300 to 1,750 dollars. Call for particulars.

Two good buys in vacant property.

2,200 dollars,

Corner 104x120, Fourteenth avenue, north of Madison.

2,500 dollars,

131x120 corner, on Eastlake avenue and Mercer.

Either can be divided. Both good buys for speculation or for homes. We will build on them for you if desired. Other property in all parts of the city.

WM. P. HARPER,
Dexter Horton Bank Building.

C. A. M'KENZIE,
Tel., Red 1461. Colman Block.

$9,000—Lot on Third avenue, near Pike.

$20,000—Lot 30x120, First avenue, just south of Yesler way; $10,000 will put up a building; I have a party that will lease it for ten years at $3,000 per year.

$35,000—Corner 60x120; three-story building pays a good income; well located in the wholesale district and a good buy.

$25,000—120x120 feet; cheapest vacant property south of Yesler; in the business center.

$12,000 buys a property that pays $1,900 per year on Second avenue, corner 120x120 feet, containing five houses. There is ample room to build two more houses, which would make the property pay 18 per cent. interest on amount invested. This is a choice investment.

$1,500—Fine building lot, Fourth and Cedar street.

$3,500—120x120 feet, beautiful corner, on Sixteenth avenue, Renton Hill.

$6,000—Business lot 60x148 feet on First avenue south. There is a good chance for this property to double in value.

$3,500—Lot 60x112, on First avenue, near Stewart street; perfect title; must be sold; could have been sold once for $15,000.

$900—100x100 feet, Twenty-second avenue; near three car lines; good place to build a home.

$2,500—Eight-room house; beautiful lot; Queen Anne avenue; good view.

$2,750—120x100-foot corner on Summit avenue; beautiful view of Sound.

$950—Fine building lots on Belmont avenue near Pike street; graded, sewer and city water.

$900—Good building lot, Twelfth and Washington street; sewer and city water.

$3,700—60x128, corner on Tenth avenue, north of Yesler, containing three good houses; rent $50 per month.

$4,500—Corner lot on Fourteenth avenue, north of Madison street, containing 8-room house; one of the prettiest homes on the street.

$2,800—Eight-room house and lot on Boylston avenue, three blocks north of Madison.

$450—Corner lot, Eighteenth avenue, north Madison.

$450—Lot on Twenty-first avenue, near Madison.

$450—Lot on Nineteenth avenue, near James.

$450—Lot on Nineteenth avenue and Spruce.

$450—Lot on James and Eighteenth avenue.

$900—4 lots just north of Fremont, near schoolhouse; good building site.

$400—50x100 corner, north Fremont, on car line; good buy.

$125—Lot 50x100, facing Woodland park.

Vacant lots in all parts of the city and at all prices from $25 up.

$30,000 to loan on real estate security; any size loan desired.

PURCHASE TIDE LANDS.

We have over 200 lots for sale, including many factory sites; can locate you any place desired. First avenue south offers the best speculation in the city; will surely double in the next year.

$1,500—Twenty acres bottom land, all under cultivation; buildings alone cost $2,000; on railroad, 1½ miles from Auburn; this is a great bargain.

C. A. M'KENZIE.
Tel. Red 1461. Room 1 Colman Block.

## FOR SALE—CITY REAL ESTATE—Continued.

FOR SALE—By F. W. WEST, 25 and 26 Union Block.

An extremely well constructed modern six-room cottage; new; solid brick foundation; good level lot; second hill, two blocks north of Yesler way; $2,600.

A modern home of seven rooms, very tastefully arranged; in good condition; east front; nice lot; north of Madison on Seventeenth avenue; possession can be had without delay; $3,000.

Fine corner, 100x100; seven-room cottage; bath, laundry in basement; north of Yesler in very sightly location; $2,000.

A very complete modern nine-room house, with large corner lot, in excellent location on second hill; commands an unusually fine view; $5,000.

Double corner in North Seattle, close to car line; seven-room house; barn; a very tasty and satisfactory home place; $2,500.

A good six-room cottage, just completed; 60x120-foot lot; good view; convenient to Madison; $1,500.

Five-room cottage on Twenty-first avenue, between James street and Yesler way lines; connected with sewer; lot 30x120; $1,250.

A good investment on Second avenue, north of Pike; corner, 112x120; ground covered with improvements, all in good condition; buildings alone cost $13,000; price of entire property, $15,000.

A cottage in Fremont, close to car line; $450.

A good six-room modern house on Thirtieth avenue, close to Yesler way; $2,500.

A very fine corner lot on second hill, north of Madison; 60x120; $1,500.

Lot in Renton addition, close to Madison; 50x120; $1,550.

Double corner on second hill, one block from Madison; 120x120; $3,200.

Corner in North Seattle; 60x120; one block from car line; $800.

Lot in Nagle's addition, on Eleventh avenue, short distance from Madison, East Pike and Broadway; full size; $500.

An entire block of lots (10), 40x110 each, in Yesler's Second supplemental addition, within a few blocks of Madison street cable; $1,000.

Two lots on Beacon hill, close to car line; good view; $650.

A nice corner on Madrona park car line; 100x100; Thirty-fourth avenue and East Union; $750.

A full sized lot in Renton hill addition, between Madison and James street lines; this is a nice level lot and a good home site for someone; $550.

Corner lot, 65x120, in Renton Hill addition, on East Union street; $700.

A number of cheap building lots on Twentieth and Twenty-five avenues, south of Jackson street; easy terms to those desiring to improve; prices range from $75 to $150 per lot.

A large lot, 50x200, fronting Broadway car line; close to city park; $550.

Corner lot, 60x120; four-room house; good view; Twenty-fourth and East Pine; $1,000.

Twelfth avenue lot; north of Madison three blocks; 60x128; price $600.

A sightly residence lot in Broadway district, on Boylston avenue near Republican; $1,100.

Two lots, 60x120 each, corner; easy walking distance, $1,800.

A tract fronting 180 feet on one street and 120 feet in depth, to an alley; streets are both graded; good, level lots; no hill to climb in going to them, and within convenient walking distance; close to two car lines; an excellent proposition for improvement purposes; $2,400.

A corner 80x80, on Howell and Minor avenue; $1,500.

A large number of lots in Gilman's addition. This property, lying as it does, between Smith's cove and Salmon bay, with the tracks of the G. N. R. R. and the S. & I. R. R. traversing the entire addition, with Hill's elevators and yards close by, with the army post site on beyond it, with the West street electric road running lengthwise through the entire addition, and being just about midway between Seattle and Ballard, must soon come into prominence; the owner of the lots in question (a lady from the extreme East) is very desirous of closing them out in one body while she is here on the ground, and in order to do so will make a price that will enable the purchaser to retail them at a profit of 100 per cent. and still be under the market price.

Single acres at Brighton Beach station, on line of Rainier avenue car line; all surveyed and staked out by competent surveyors, with dedicated streets and an 80-foot boulevard along car line; of these acres, some front car line, and none are more than four blocks off of line; good vegetable and fruit land; 5-cent car fare to residents; perfect title; abstract with each tract; an exceptional opportunity for the man with limited means to secure something better than a mere town lot; reasonable terms to those desiring to improve; $200.

An opportunity for someone desiring to secure a good tract for building a number of houses; 300 feet, fronting level and graded street, with sewer, water and gas; all improvements paid for; convenient to either Madison or James street lines; near Minor school; price for entire tract, $3,750, with easy terms if desired.

F. W. WEST, 25 and 26 Union Block.

HERBERT S. UPPER,
TIMBER LANDS, MORTGAGE LOANS.
'Phone, Black 1856.

$100—Cash; lot on 29th avenue, 2 blocks north of Division street.

$100—Two desirable lots at Rainier Beach, 5-cent fare.

$250—Two lots on East Howell street, 3 blocks from car line.

$250—Two fine lots on East John street, 2 blocks from car.

$300—Corner lot on 26th avenue, near Madison. Lot is level and fenced.

$400—Sightly lot on 25th avenue. Easy terms.

$500—Choice residence lots overlooking Lake Washington in desirable residence district.

$800—Cash will buy the finest corner on 34th avenue. Lot is 60x150, with south and east front. View cannot be surpassed.

$1,050—Splendid lot on 10th avenue, between East Alder and Spruce streets.

$1,200—Fine corner on first hill. Full size, with alley.

$18,000—120-foot frontage on Fourth avenue, near Pike.

FARMS.

$250—An improved 5-acre tract south of Seattle.

$500—Farm of 120 acres, 2 miles from salt water; 40 acres good bottom land, balance good farming land. Timber alone worth $400. Terms one-half cash, balance long time.

$550—On Bainbridge island, 20 acres of splendid fruit land, 3 miles from Port Madison, ½ mile from school and church. New 6-room house; orchard of 50 fruit trees. Nice spring and running stream.

$600—Will buy 30 acres of fine alder bottom land on east side of Lake Washington, close to boat landing and on good county road.

$1,000—Foreclosure sale on 33 acres between Seattle and Renton. Adjoining land selling for $75 to $100 per acre. Good county road. Terms one-half cash, balance long time.

$25—An acre for choice bottom land, partly improved, close to Seattle; 15 acres of this tract fronts on Puget sound; 5 acres improved; house of 4 rooms.

$2,000—20 acres near O'Brien's station. Land is A1 bottom and does not overflow; 10 acres under cultivation. Easy terms.

$20 an acre—A well-improved farm of 160 acres, close to good railroad town. Soil is vine maple bottom, fine orchard of 200 fruit trees of choice varieties, large 2-story house, large barns and other buildings; 24 head of stock, wagon, tools, etc. Owner must sell by April 15. Terms $2,000 cash, balance long time.

FOR EXCHANGE.

Farm of 112 acres of valley land; 90 acres good bottom land; 20 acres improved; will exchange for improved city property.

10 acres, all in a high state of cultivation; good 6-room house, bath, pantry, barn, etc.; orchard of 375 fruit trees; property well fenced; will exchange for improved city property.

Two very choice residence lots on a car line; will exchange for a small improved place in the country.

HERBERT S. UPPER,
12 and 13 Scheuerman Block.

$5,000 will buy one-half block on Twelfth avenue, between James and Cherry; graded streets, sewerage and water. E. S. Bronson, 102 First avenue.

## FOR SALE—CITY REAL ESTATE—Continued.

GREAT NORTHERN LAND & LOAN COMPANY.

FARM LANDS.

$2,000 buys 20 acres near Port Orchard, on water front, fine improvements and a model home.

$1,600 buys a 5-acre tract in city, good house, barn and orchard.

$700 buys 35 acres improved water front land on Vashon island.

$100 buys 10 acres near Union City.

$300 buys 13 acres on Lake Washington.

$3,000 buys 8 acres highly improved, near South Park.

$40 per acre buys fine ranch near Chehalis.

$1,400 buys 40-acre improved farm, 1¼ miles from Orillia, good buildings.

$600 buys 10-acre improved tracts, adjoining Maltby.

$400 buys small tract near city.

$750 will buy 10-acre improved garden farm, good buildings.

FOR SALE HOMSTEADS.

Five good homesteads; can be had with from $1,000 to $2,000 worth of improvements; these are forfeited lands and can be had for the taking.

FORECLOSED PROPERTIES.

$1,000 buys 7-room house, large and fine lot, ½ block from car line.

$1,500 buys 10-room house, large lot, good location, on car line.

$1,650 buys 8-room house, fine location, corner lot.

$3,500 buys good income property on First avenue.

$4,500 buys fine income property on Western avenue.

$6,500 buys corner, 120x120 feet, and 3 buildings, room for 3 more, a snap; the above 6 properties are offered at sacrifice prices.

CITY LOTS.

50 lots on car line, fine location, price $100 each; terms easy.

3 lots on Twelfth avenue, at $550 each.

30 lots on Renton hill, ranging from $800 to $1,600.

We have lots in all parts of the city. See our list.

GREAT NORTHERN LAND & LOAN COMPANY.

811 First avenue.

WE HAVE BEEN INSTRUCTED TO SELL A LONG LIST OF FORECLOSED PROPERTIES THIS LIST INCLUDES TWENTY-FIVE DIFFERENT PIECES OF PROPERTY RANGING IN VALUE FROM $5,000 DOWN TO $1,000. THESE PROPERTIES HAVE NOT BEEN OFFERED FOR SALE BEFORE, AND WILL NOW BE CLOSED OUT FOR WHAT THEY COST THE MORTGAGEE. THIS IS YOUR OPPORTUNITY TO GET AN INCOME OR HOME PROPERY FOR THE VERY LOWEST FIGURE.

In addition to this, we have the following list to select from:

$75,000—Paying 8 per cent. net, with opportunity to increase largely.

$50,000—Paying 12 per cent. net.

$12,000—The best buy of unimproved property in Seattle; 120x120, on Front street, near Pike. This can be made a 20 per cent. investment.

Vacant lots on the first hill at the lowest prices.

$4,750—A magnificent home, modern, large, roomy and sightly; brick basement; terms.

$3,000—A large house, modern, corner lot 60x120, on Pontius avenue, near Denny way; on car line and convenient.

Some splendid properties on and near Madison street, on Fourteenth, Fifteenth, Sixteenth and Seventeenth avenues, both improved and unimproved.

$3,750—Modern house on first hill; terms.

$2,500—An 8-room cottage, brick basement, very sightly, choice neighborhood.

$2,500—The best corner in the city for flats, on first hill; good view; for cash only.

$1,700—A 9-room house, within 15 minutes of Pioneer square; sightly, full lot; property in first-class condition; terms.

$1,750—An 8-room modern house, near corner of Broadway and Pike, arranged for two families; this house will rent for $35 per month; terms.

$3,000—A good 8-room house, modern, almost new, within walking distance; on car line; handy to all parts of the city; terms.

$1,000—An 8-room house; lot 60x120 on car line, Twenty-sixth street.

$1,000—A lot on Fourteenth, near Madison.

$600—Four lots on Queen Anne hill.

$500 each, several lots on Seventeenth avenue, north of Madison.

Houses and lots in all parts of the city at the lowest prices.

JOHN M. DAVIS,
534-36 Pioneer Block.

LAW'S addition, north of Madison, between Eighteenth and Nineteenth avenues, two lots, 45x120 each; corner, level; $200 each.

Sander-Bowman addition, two lots, one block south of car line; price, $175 each.

Olive addition, choice 42x120-foot lot; graded street; Twenty-seventh avenue, near car line; price, $350.

S. A. Bell Second addition, lot 60x120, just off Howell street, near Minor avenue, for $550; a snap.

Burns & McCleman's acre tracts on Queen Anne hill; extension of electric line will go within two blocks; price, $450; perfect view.

We have a lot 40x120, close to Madison street; good soil for garden; level and nice, for $110.

Twenty-fourth avenue south, three 50-foot lots for $1,000; half price.

Robinson's addition, lots $350 each.

$400—House and lot; graded street.

$690—50-foot lot on first hill, near Pike street; graded; fine view; look this up.

Three choice tracts of land near this city; No. 1, 20 acres for $500; No. 2, 10 acres for $300; No. 3, 40 acres for $800.

Five choice lots in Law's Second addition; on graded street; Queen Anne hill; $1,250; near car line.

FRANK H. RENICK & CO.,
212 Bailey Block.
C. S. Carpenter, L. B. Tanner, F. H. Renick.

T. H. DEMPSEY & CO. have a choice list of investments.

Tide lands on First avenue south and other choice locations; good investments.

Business property paying from 10 to 20 per cent.

Ten-room house and unsurpassed view of Lake Washington, with water front; this is without exception the choicest piece of land on the lake front; James street cars pass the door. Terms will be given; price reasonable.

Madrona Park hotel, with 180 feet frontage; hotel contains fourteen large rooms, with large dancing pavilion and other privileges; this is the best money-making proposition of the kind on the Pacific coast; the price is reasonable; terms will be given.

Houses and lots from $1,000 up to $20,000 in all parts of the city.

We will sell you choice building lots on small cash payments and $10 per month; these lots are on the line of a good street railroad and most desirable for building.

If you want your own home and have not the money to build, call and see us. We own the lots and will build to suit purchasers. Extra inducements to home builders. Call and investigate our methods.

Farm properties and acreage close to Seattle.

For Exchange—Seattle property to exchange for California, and California property to exchange for Washington holdings.

We have buyers all kinds of Seattle real estate.

T. H. DEMPSEY & CO.,
Rooms 315 and 316 Washington Block, 707 First Avenue.

## FOR SALE—CITY REAL ESTATE—Continued.

$35,000 for property now renting $88 per month, and right in line with development that will greatly increase the rentals.

$11,000—Full lot on Third avenue, with improvements, renting $100 per month; will soon be business property.

$9,000—Full lot and six flats, rented $88 per month.

$8,500—Double corner on first hill, with one double and one single house.

$2,300—Handsome modern home, seven rooms, on Twenty-fifth avenue, between two car lines.

$2,250—Three full lots, corner Terry avenue and Harrison, with six-room house.

$1,600—Fine lot, Fifth avenue, near Stewart; this is a bargain.

$750—Two lots and large house in Fremont, one block from mill and car line; magnificent view.

$200 each, six lots in Crown addition; magnificent view.

$200—Two nice lots in Latona; handy to school and street cars.

Call and see us about Ballard property; we have some fine bargains there.

LLEWELLYN & WARD, 116 Marion St.

FOR SALE—By M. M'TEIGH