BUSINESS CHANCES.

$350. CIGAR AND BILLIARD PARLOR; worth $1000. SPECK'S, 30 Montgomery.

WILL SELL AT ALMOST ANY PRICE, within a few days, branch bakery and restaurant; account of departure. SPECK'S, 30 Mont.

$150. GOOD ROUTE; WELL ESTABlished; clearing over $50. SPECK'S, 30 Monigomery st.

$200. FRUITSTORE ON TURK ST.; OWNS building SPECK'S, 30 Montgomery st.

$500. COFFEE SALOON; WORTH $1000; near Chronicle. SPECK'S, 30 Montgomery st.

$150. COFFEE SALOON; WORTH $400; must sell. SPECK'S, 30 Montgomery.

$1000. SALOON NEAR KEARNY; AVERage $35 to $40 a day; large stock and fine fixtures; big bargain. MICHELS & WOOD, 917 Market st.

$300. WOOD, COAL AND COKE YARD for sale; very cheap; a good pay; horse and 2 wagons. MICHELS & WOOD, 917 Market.

$750. GROCERY AND BAR; A BIG PAYER, dirt cheap; $1000 stock in sight. MICHELS & WOOD. 917 Market st.

$250. DAIRY PRODUCE STORE; AVERage $8 to $12 a day; rent $13. MICHELS & WOOD, 917 Market st.

$450. SALOON; CLEARS $120 A MONTH; owner desiring to leave city; a bargain. MICHELEY & WOOD, 917 Market.

$600. BUTCHER-SHOP; FINE FIXTURES and refrigerator; doing weekly business of $275; good location: more than value in sight; rare chance. BUSINESS EXCHANGE, 783½ Market st.

$200. PARTNER WANTED IN LIGHT business; suited to plain steady man satisfied with $20 to $25 per week; no previous experience required. BUSINESS EXCHANGE, 783½ Market st.

NOTICE—TO BUY OR SELL A BUSINESS OF any kind see STRAND & CO., 19 Sixth st.

$3000. OLD-ESTABLISHED BUSINESS in Oakland; will sell at invoice of stock; owner going in the country. For particulars see STRAND & CO., 19 Sixth st.

$275. CORNER BRANCH BAKERY AND coffee parlor with 3 well furnished rooms, cheap rent; best location in the city; pays well; good place for man and wife; great bargain on account of departure; STRAND & CO., 19 Sixth.

$250. WOOD AND COAL YARD; HORSE, wagon; clears $50 mo. STRAND, 19 6th.

$750. PORK AND DELICATESSEN STORE; good place. STRAND & CO., 19 Sixth st.

FOR SALE—GROCERY-STORE AND BAR; splendid opportunity; reasonable offer accepted; full investigation. STRAND, 19 Sixth st.

$550. SALOON ON MARKET ST.; CLEARS $125 month. STRAND & CO., 19 Sixth.

$175. BRANCH BAKERY; 4 ROOMS; rent $14; fine place. STRAND, 19 Sixth.

NO. 1 RESTAURANT, NEAR MARKET AND Third sts.; bargain. STRAND, 19 Sixth st.

OYSTER AND CHOP HOUSE; PARTNER leaving for Europe. STRAND, 19 Sixth st.

OLD-ESTABLISHED HOTEL; BIG SALOON trade; filled with steady boarders; investigate; make offers; departure. PROLL & STENBERG, 873 Market.

$500. SALOON AND LUNCH-HOUSE; does an excellent business; present owner 13 years; sickness. PROLL & STENBERG, 873 Market st.

SAFE INVESTMENT IN BUYING COUNTY rights for useful office patent; model may be seen at PROLL & STENBERG'S, 873 Market st.

$2000. DINING-ROOM, SALOON AND cigar-stand, with 2-story house; 15 rooms; long lease; several hundred people employed in vicinity; departure. PROLL & STENBERG, 873 Market st.

$450. BRANCH BAKERY; DELICACIES; Western Addition. PROLL & STENBERG, 873 Market st.

PARTNER—MOST POPULAR SALOON OFF Market street; elegant fixtures; private rooms; big day and night trade; full investigation allowed. PROLL & STENBERG, 873 Market st.

$150. YOUNG BUSINESS MAN WITH good-paying and established business wants partner to assist him; will be guaranteed good wages, with best prospect to largely increase it; must be willing to help and assist generally; will find plenty to do; no night or Sunday work; experience not necessary; business easily learned; chance in a lifetime; don't miss it. Particulars GEO. STEWART, 632 Market st.

$700. BUTCHERS, ATTENTION—FIRSTclass shop, city front; exclusive trade large ocean steamship company, a line of tugs, many sailing vessels and a splendid domestic custom; cutting up 5 cattle, 25 sheep and 5 hogs per week, and other stock in proportion; leaves clear profit of $200 per month; positive proof or no sale; actually cheap at $2000; must sell; first offer gets it; good reason; rent cheap, with lease. See GEO. STEWART, 632 Market st.

$500. PARTNER WANTED IN A CASH business in this city, clearing $250 per month, which will be proven by thorough investigation before you buy; experience not necessary, as business easily learned. For further particulars see Business Exchange, 783½ Market st.

$2600. HOTEL, NEAR CITY; 26 ROOMS; bar all complete; large grounds; long lease; make offer. STEERS & CO., 22 Kearny.

NICELY FITTED UP SALOON; IN GOOD LOcation; can be had cheap if sold at once. Apply at DONNELLY & BRANNAN, wholesale liquor dealers, SE. cor. California and Kearny, basement.

$350. CORNER GROCERY AND BAR; living-rooms; a bargain. SMITH, HUBER & CO., 1001 Market st.

DRUGSTORE FOR SALE—THE MOST PROMinently located store in one of the best towns of 9000 inhabitants in the State. Address N. B., box 63, this office.

$300. CANDY-STORE AND ICECREAM parlors; 3 living-rooms. 264 Third st.

FOR SALE—BAKERY, CANDY AND NOTION store. Apply 1511 Dupont st.

FOR SALE—GOOD SALOON; NEAR MARKET st. Apply 2901 Baker st.

PARTNER; ESTABLISHED MONEY-MAKing bag business; experience not necessary. M., box 117, Call Branch Office.

$175. CIGAR-STORE DOING GOOD BUSIness on the city front; fine location. Inquire 129 Third street; rent $10.

$100. JEWELRY-STORE, WITH FIXtures; established 5 years. 131 Post st.

FIRST-CLASS SALOON; KEARNY ST; PRICE $1200; rare bargain if taken at once. Inquire 533 California st., Phœnix bar.

$500. HALF OF FIRST-CLASS GENTEEL business, which can be greatly increased; purchaser can control all money invested as required; thorough investigation. Address, with references, J. C., box 141, Call Branch Office.

BARBER-SHOP; TWO CHAIRS; $200; CENtral; good-paying business. Inquire of barbers' agent, 325 Grant ave. S. FUCHS.

FRUIT AND PRODUCE STORE FOR SALE. Apply at 206 Leavenworth st.

FOR SALE, CHEAP—GOOD PAYING SALOON, with 10 well-furnished rooms; must sell on account of leaving city. 624 Sacramento.

$750. SALOON; BEST PLACE IN CITY; day trade; central location; biggest bargain ever offered; must be sold on account of disagreement of partners; call and see this bargain. SMITH, HUBER & CO., 1001 Market st.

FOR SALE—TOY, BOOK AND STATIONERY store. 2115 Fillmore st., near California; other half of store to rent for sewing-machines.

CHICKEN RANCH NEAR CITY FOR SALE, lease or rent, with or without stock. Apply 802 Fourth st.

$600. BAKERY AND STATIONERY store; 4 furnished rooms; value in sight. Apply 3431 Fifth st., printing office.

$1100. CORNER GROCERY AND BAR; 8 rooms; rent $40; must be sold on account of removal. Apply Call Branch Office.

$8000. STATIONERY AND BAZAAR; well located and established; best street in S. F. Apply CUNNINGHAM, CURTISS & WELCH, 327 Sansome st.

$3500. LIVERY AND BOARDING STAble; one of the best stables north of Market st.; has 40 first-class boarders, 30 A1 livery horses, the finest of carriages, buggies, harnesses, etc.; 20 good boxstalls, 100 open stalls; the place has been completely renovated; clears $400 a month; a splendid chance for a steady man, the present owner being obliged to sell. For further particulars apply SULLIVAN & DOYLE, 327 Sixth st., livestock auctioneers.

FOR SALE—PHOTOGRAPH GALLERY IN San Jose doing a large business; owner going away; must be sold. Write to W. E. CROSSMAN, San Jose, Cal.

INTERIOR AGENCY OF THIS PAPER FOR sale; price $3500; terms cash; clears $200 per month. Apply this office.

HIGHEST CASH PRICE FOR RESTAURANTS saloons, furniture. SCHOENFELDT, 1177 Mkt.

CORNER GROCERY AND BAR; 4 LIVINGrooms; on Bryant st.; will be sold at value in stock on account of other business. Apply Jackson Brewery.

GOOD OPPORTUNITY; PARTNER WANTED; business established since 1860; capital required from $40,000 to $50,000. Address G. L., box 22, this office.

FOR SALE—SALOON DOING GOOD BUSIness; owner must sell on account of sickness; rent $20; with 4 living-rooms. For particulars inquire 502 Market st.

$900. FINE CORNER SALOON. COR. East and Howard sts.

PARTNER WANTED—GOOD-PAYING SAloon. NE. cor. Jackson and Drumm sts.

FOR SALE—GROCERY AND BAR; BEST LOcation in the city; kept by present owner 11 years; good long lease; will be sold cheap account other important business. Inquire southeast corner Grove and Buchanan sts.

$350. SALOON; NICELY FITTED UP; 1 block from Market st.; a fine day and night trade; rent reasonable; no agents. Apply at once. S. A., box 139, Call Branch Office.

FOR SALE—OLD ESTABLISHED SALOON; best location in the city. Inquire at the John Welland Brewery.

HALF INTEREST OR WHOLE OF WELLpaying sawdust business for sale; account other business; trial given. Apply 715 Folsom st.

HOME RESTAURANT; GOOD BUSINESS, for sale or exchange. Apply this office.

BAKERS', ATTENTION—FOR SALE, BAKery doing a cash trade of $20 a day; no wagons; easily run; trial given; good reason for selling. Apply 727 Larkin st.

LODGING-HOUSES FOR SALE.

$150. 5 ROOMS; NEATLY FURNISHED; Sutter st. SPECK'S, 30 Montgomery

30 ROOMS; NEAR BALDWIN; CLEARS $100; price $800. SPECK'S, 30 Montgomery st.

23 ROOMS ON STOCKTON ST.....$2000
9-room house; good; worth $500... 225
20 rooms; corner; what will you give? 1500
12 rooms; new and worth $1000..... 550
90 rooms; clearing $300..... 5500
H. C. DECKER, 1206 Market st.

30 ROOMS; CORNER; FINE FOR TRANsient; $1500. DECKER, 1206 Market st.

PARTNER WANTED IN FIRST-CLASS transient house, clearing $350; single lady preferred. DECKER, 1206 Market st.

TO BUY OR SELL A LODGING-HOUSE SEE STRAND & CO., 19 Sixth st.

$550. LODGING-HOUSE OF 19 WELL FURnished rooms; best location in the city; cheap rent. Inquire 129 Third st.

$200. 17 ROOMS; MUST LEAVE CITY; A bargain. MICHELS & WOOD, 917 Market st.

$350. NEWLY FURNISHED LODGING-house. 308 Third st.; rent reasonable.

FURNITURE FOR SALE.

FURNITURE OF HOUSE; 7 ROOMS; RENT cheap; no dealers. 12 Laskie st., off Mission, bet. Eighth and Ninth.

$200. FOR SALE—8 ROOMS, WELL FURnished; very cheap on account of departure. 29 John st., off Mason.

BEDROOM SETS, $11; OAK CHAIRS, $1; carpets, 45c. SHIREK, 1310-1312 Stockton.

CUT PRICES IN FURNITURE AND CARPETS this week at McCABE'S, 948-950 Mission st.

REDUCTIONS ON LARGE STOCK, NEW AND second hand; 400 carpets, good as new; oilcloth, 25c; parlor suits, $19 up; linoleum, 45c; 7-piece chamber suits, $14 50; cornice-poles, 25c; ranges, $6; cash or installments; goods shipped free. T. H. NELSON, 126 Fourth st.

CARPETS.

CARPETS, 45c; LINOLEUM, 40c; BEDROOM set, $11. SHIREK, 1310-1312 Stockton st.

CARPET CLEANING.

CITY STEAM CARPET-BEATING AND Renovating Works, 38 and 40 Eighth st. G. R. STEVENS, manager. Telephone No., south 250.

CARPETS THOROUGHLY CLEANED AND renovated same as new. S. FERGUSON & CO., 23 Tenth st. Telephone number, south 36.

WHEN YOU BECOME DISGUSTED WITH poor work send to SPAULDING'S Pioneer Carpet Beating Works, 358-7 Tehama; tel. So-40.

CONKLIN'S CARPET BEATING WORKS. 333 Golden Gate ave.; telephone east 126.

CARPETS WELL CLEANED. BARBER'S, 236 14th, nr. Mission; tel. (Mission) 100.

THE J. E. MITCHELL CARPET-CLEANING Co. (incorp.); old established carpet cleaning machines; cleaning 3c yard. 230 14th, tel. 6074.

J. McQUEEN'S CARPET BEATING AND RENovating works. 453 Stevenson; tel. 3228.

PIANOS, VIOLINS AND SHEET MUSIC.

BARGAINS IN NEW AND 2D-HAND PIANOS; Hazelton, Brown & Simpson, Mozart, etc.; hard-times prices; installments. EATON, 735 Market st.

W. G. BADGER, WITH BENJ. CURTAZ, 20 O'Farrell, agent for Hallet and Davi pianos.

LADY GOING AWAY, MUST IMMEDIATELY sell her fine upright; offered at one-half price she paid. Room 27, Flood building.

BREAKING UP OF A FAMILY HOME ON ACcount of unfortunate occurances, causes the sale of a Steinway piano; must be sold; any reasonable price accepted. Room 10, Flood building.

ARE YOU LOOKING FOR A HIGH-GRADE piano slightly used? We can positively suit you both in the instrument and the price. B. CURTAZ & SON, 16 to 20 O'Farrell st.

DO YOU WANT AN ELEGANT SELF-PLAYing organ with 15 rolls of music? A splendid bargain for a cash customer. BEN. CURTAZ & SON, 16 to 20 O'Farrell st.

FEW ELEGANT UPRIGHTS, STANDARD makes, almost new, half original cost; see at once. F. W. SPENCER & CO., 721 Market st.

$75. ROSEWOOD UPRIGHT, STOOL AND cover; $5 installment. 221 Leavenworth st.

CAUTION—DO NOT BUY WHAT IS CLAIMED to be a Steinway or Weber Upright Piano from any person not an established piano dealer without being first assurred that the piano is what is seems to be. We have a complete record of all Steinway and Weber pianos sold on the Pacific Coast the past twenty years. Bring the manufacturers' number of a piano to us and we will give you its history. SHERMAN, CLAY & CO, Pacific Coast representatives for Steinway and Weber Pianos, corner Kearny and Sutter sts.

KNABE, BUSH & GERTS AND HAINES pianos. A. L. BANCROFT & CO., 324 Post st.

MAUVAIS, 769 MARKET—SHEET MUSIC ½ price; Decker & Son pianos.

SACRIFICING LARGE STOCK OF UPRIGHT pianos of their own make at manufacturers' prices. Hemme & Long Piano Co., 340 Post st.

BARGAINS; ALL KINDS OF MUSICAL INstruments. L. I. STANTON & CO., 663 Market.

BYRON MAUZY, 308 POST ST.—SOHMER, Newby & Evans, Briggs and other pianos.

STECK, CHICKERING & SONS, VOSE AND Sterling pianos sold on $10 installments. BENJ. CURTAZ & SON, sole agents. 16-20 O'Farrell st.

STEINWAY UPRIGHT; SLIGHTLY USED; grand tone; half-cost. SPENCER, 721 Market.

SUPERIOR VIOLINS, ZITHERS, OLD & NEW. H. MULLER, maker, repairer. 2 Latham place.

HORSES.

LOT IN NICE LOCATION TO EXCHANGE for a fine gentleman's road horse and single seat-top buggy; must trot or pace in or below 2:20. Address S., box 161, Call Branch.

CHESTNUT MARE, 7 YEARS OLD, FOR sale; 15 hands 3 inches high; single and double; stands without hitching; sound; first-class pedigree; not trained for speed; trot 2:56. 419 Oak st.

HORSES FOR SALE—ONE OF THE FINEST spans of carriage horses on the coast; second to none; Cleveland bays; 6 and 7 years old; none but principals need apply. Address H., box 20, this office.

HORSES PASTURED; $2 A MONTH; SEND for circular. F. A. HYDE, 630 Commercial st.

100 SETS SECOND-HAND HARNESS; ALL kinds; second-hand wagons, buggy, carts; also 20 cheap horses. Fifteenth and Valencia sts.

WAGONS AND CARRIAGES.

WIDOW MUST SELL HORSE AND WAGON. Last chance. 318 Fillmore st.

SECOND-HAND PHAETON AND DELIVERY wagon; cheap. 924 Bryant st.

2 NEW CARTS; 4-SPRING WAGON; MILK wagon; must sell at once. 829 Howard st.

NEW EXPRESS-WAGON, 2D-HAND DELIVery, bus; buggies cheap. 100 Golden Gate ave.

FINE BAKERY AND LAUNDRY WAGONS, rockaway, buggies; also hack. 828 Harrison.

FOR SALE—MISCELLANEOUS.

FRESH FAMILY MILCH COW FOR SALE. 13½ Linden ave.

FOR SALE—HOISTING ENGINES. THOMPSON, 40 Main st., San Francisco.

FOR SALE—A HOUSE OF 4 ROOMS AND stable. Apply 47 West Mission st.

FOR SALE, VERY CHEAP—3 FRENCH ranges and 6 stoves; in good order. Richmond Stove Company (Schuster Bros.), 306 Sutter st.

CARD TABLES AND OFFICE DESKS. 211 Post st.; basement; repairing.

BARGAIN—GOOD PNEUMATIC SAFETY for $25. 326 McAllister st.

CHEAP—FIXTURES THAT WERE ONCE IN the Savings Union branch, Market and Fell sts.; suitable for an insurance or real estate office. ASHTON & GARDINER, 411 Montgomery st.

WILSHIRE SAFE, LETTER-PRESS, SCALE, coffee-mill and money-till; cheap. 102 Clay st.

COUNTERS, SHELVING, SHOWCASES bought and sold. 1121½ Market, bet. 7th and 8th

NEW RANGES CHEAPER THAN SECONDhand. W. S. RAY Mfg Co., 12 California st.

DELINQUENT SALE NOTICES.

DELINQUENT SALE NOTICE — GOLDEN Eagle Mining Company—Location of principal place of business, San Francisco, California; location of works, Devils Gate Mining District, Lyon County, Nevada.

Notice—There are delinquent upon the following described stock, on account of assessment (No. 1), levied on the 8th day of January, 1895, the several amounts set opposite the names of the respective shareholders, as follows:

Names.	No. Cert.	No. Shares.	Amount.
Morris Hoeflich	5	10,000	$1,500 00
H. M. Levy, Trustee	7	20.000	3,000 00
H. M. Levy, Trustee	8	1.000	150 00
H. M. Levy, Trustee	9	1.000	150 00
H. M. Levy, Trustee	10	1,000	150 00
H. M. Levy, Trustee	11	1,000	150 00
H. M. Levy, Trustee	12	500	75 00
E. B. Holmes, Trustee	18	20,000	3,000 00
E. B. Holmes, Trustee	19	7,900	1,185 00
E. B. Holmes, Trustee	20	995	149 25

And in accordance with law, and an order from the Board of Directors, made on the eighth day of January, 1895, so many shares of each parcel of such stock as may be necessary, will be sold at public auction at the office of the company, room 50, Nevada Block, No. 309 Montgomery street, San Francisco, California, on MONDAY, the fourth day of March, 1895, at the hour of 2 o'clock P. M. of said day, to pay said delinquent assessment thereon, together with costs of advertising and expenses of sale.

E. B. HOLMES, Secretary.
Office—Room 50, Nevada Block, No. 309 Montgomery street, San Francisco, California.

POSTPONEMENT.

Notice is hereby given that by order of the Board of Directors the date of the sale of delinquent stock for assessment No. 1 is hereby postponed to MONDAY, the 25th day of March, A. D. 1895, at the same time and place.

E. B. HOLMES, Secretary.

OAKLAND FURNITURE FOR SALE.

FURNITURE AND CARPETS AT YOUR OWN price. H. SCHELLHAAS, 408 Eleventh st.

CITY REAL ESTATE.

$2200. LOTT ST., E. SIDE, BET. HAIGHT and Waller; 50 feet front.
*2250—80x100; NE. cor. Waller and Lott sts.
$550—25x163; E. side old San Jose road, near Worden ave.; West End map 2.
CHAS. C. FISHER, 507 California st.

$8000. FORCED SALE OF GILT-EDGED business corner.
Improvements 3 years old, and consist of drugstore, fruitstore, bakery and corner flat of 6 rooms and bath: total income $72 50 per month; 25 feet of lot unimproved; $5000 bank mortgage; location NW. cor. of 24th and Castro sts., which is the business point of that section. Apply to TOBIN & McNALLY, 630 Market st.

NEW COTTAGE VERY CHEAP—$1500; $300 cash, balance $10 per month; Carolina st., not far from Howard-st. cars on 24th st.; contains 5 large rooms; 25x100. BALDWIN & HAMMOND, 10 Montgomery st.

BARGAIN—IMPROVED PROPERTY NEAR Mission st. and Cortland ave.; $650. V., box 167, Call Branch Office.

$4000. TERMS TO SUIT; 2 FLATS; ALmost new; lot 25x137:6; Pine, near Baker. I. H. GOLDMYER, 576 Howard.

WANTED—TO EXCHANGE FOR CITY property, 3 nice modern improved cottages in West Oakland; near station; one of 4 rooms and bath, other two of 5 rooms and bath; lot 92x113; value $7500; rented for $50; will pay difference if more. Address H. H., 623 Golden Gate ave.

$1700. HOUSE, 5 ROOMS; BARN, ETC., in Berkeley; lot 100x100, with creek.
$5250—House, 7 rooms; fine corner; 120x135, with orchard.
$1000—Fine corner; 40x100; macadamized; $100 down, $100 yearly.
CHAS. A. BAILEY, 46 Market st., or Berkeley station, Berkeley.

FOR SALE—TENEMENT HOUSE 18 ROOMS and lot; rents $38 per month; mortgage $1800 at 7 per cent; owner compelled to sell, must sell; real value over $3000; lot 25x80; good location; make an offer. Address P. R., 34 Kissling st.

DO YOU WANT A SUMMER HOME?

See those beautiful lots at Alto, Marin County; only 40 minutes from city; price $150; easy terms. JOOST & WOOLLEY, 4 New Montgomery st.

OAKLAND REAL ESTATE.

BARGAIN—BEAUTIFUL LOT, 100x181, IN Piedmont; will build house to suit purchaser; easy payments. CHANNELL & LANE, 908 Broadway, Oakland.

BARGAIN—$5500; HANDSOME COTTAGE; 6 rooms; modern; high basement; lot 55x135; best part of Oakland; $2000 cash, balance time. CHANNELL & LANE, 908 Broadway, Oakland.

$2000 $1300 AND $850—WE HAVE SEVeral cottages for sale at $50 cash and $15 to $20 per month; all well located; call and see them. ALDEN & GARFIELD, builders; office, 902 Broadway, Oakland.

HOMES IN OAKLAND, PIEDMONT, FRUITvale and Berkeley, or will build to suit customers and sell on easy payments. CHANNELL & LANE, 908 Broadway, Oakland.

TO EXCHANGE—COTTAGE IN OAKLAND for a lot in Alameda: for sale, cottage 4 rooms and bath; $1000. J. H. YOUNG, 1243 Park st., Alameda.

FOR RENT—A RARE CHANCE; RESIDENCE of 12 rooms and bath; very large grounds and orchard; lots of flowers; in Berkeley. Apply to owner. A. J. SNYDER & CO., 467 Ninth st., Oakland.

FOR RENT—CHICKEN RANCH OF 3 ACRES; 6-room house; good barn. SNETSINGER & CARROLL, Fruitvale station.

$3700. HOUSE 7 ROOMS AND BATH IN Piedmont; good business corner; 100x125. E. E. BUNCE, 1008 Broadway, Oakland.

$150 AND UPWARD; UNPRECEDENTED offer.
We are now offering 100 choice lots in the geographical center of Berkeley ranging in size from 40x100 to 60x135. Terms, $25 cash down, balance $5 and $10 per month, or one-fifth cash, balance in four equal payments, interest at 8 per cent per annum. These lots are situated along the line of the California and Nevada Railroad and right in the line of immediate improvements. This offering is made with a view of making immediate sales and to insure purchasers of an advance in values. Realty will surely advance in value in the next year. You can't make a safer investment than now. Oakland and Berkeley will be the terminus of one or more overland railroads. Our prospects are brighter than those of any other city on the coast. Your investments will reward you better here than elsewhere. Come, see, you will buy. Full particulars at the office of CLOUGH & BAKER, 1002 Broadway, Oakland.

FOR SALE—OFFER WANTED FOR A LARGE residence and grounds on the heights, East Oakland, near Borax Smith's palatial residence, to close an estate. BENEDICT & CO., 457 Ninth st., Oakland.

$3000. 2-STORY HOUSE, 7 ROOMS; HIGH basement, laundry, electric bells, gas or electric lighting; centrally located; house never been occupied; lot 35x135; streetwork all done; $800 cash, balance $30 per month; no interest; must be sold by April 1; don't fail to see this. Call or address W. W. BLOW, 1010 Broadway, Oakland.

$20,000. A FINE 2-STORY RESIDENCE of 14 rooms; all modern; lot 80x150; W. side Alice st., near Durant. Call or address W. W. BLOW, 1010 Broadway, Oakland.

FOR SALE—$12,000; NEW MODERN HOUSE of 12 rooms; lot 73x120; situated on Durant st., near Alice; good stable and all modern improvements. Call or address W. W. BLOW, 1010 Broadway, Oakland.

$15,000. A HANDSOME 2-STORY RESIdence of 12 rooms, bath and basement; good stable and all modern improvements; situated on W. side of Madison st., near Durant; a bargain; must be sold. Call or address at once W. W. BLOW, 1010 Broadway, Oakland.

LOOK! $150—LOTS IN FRUITVALE ONLY $1 cash and $1 a week; buy a home and save your small earnings; the new railroad will double values in Oakland. H. B. PINNEY, 902 Broadway, Oakland.

$1200. HOUSE, 5 ROOMS, IN BERKELEY; lot 40x100; one-third cash.
$400—Lot 40x100; $50 down, $10 monthly; near proposed railroad.
CHAS. A. BAILEY, Berkeley station, Berkeley.

$1500. LOT 150x300, FRONTING ON TWO streets; house of 6 rooms; barn, well and fruit trees; one block to a main thoroughfare and electric cars; cash loan of $1000 on this property; must be sold, as owner is going away. H. M. CAMERON, 479 Ninth st., Oakland.

$1650 CASH—5 ROOMS AND BATH; A bargain; 25x100; close to local. WM. P. TODD, 1008 Broadway, Oakland.

ALAMEDA REAL ESTATE.

$200. FOUR GOOD LOTS; 33:4x100 EACH; south side High st., 100 feet west of Washington; in payments. DECKER, 1206 Market.

CORNER LOT 36:8x117, $600; INSIDE LOT, same size, $525. J. H. YOUNG, 1243 Park st., Alameda.

$300. ALAMEDA BUILDING-LOTS; $25 cash; $10 monthly; 2 blocks to railroad station; if you want bargains see us quick. MACDONALD, MOTT & CO., 1422 Park st., Alameda.

ALAMEDA—BARGAINS; BEAUTIFUL homes for sale and to rent, furnished or unfurnished; free teams at office, 1355 Park st., Sundays and all times to examine property. WILL BURNHAM & CO., 1355 Park st.; branch office, BURNHAM & MARSH CO., 428 Montgomery st.

FOR SALE—LOT 150x207, WITH IMPROVEments, consisting of house, barn and large conservatory; adjoins lot on which new City Hall is now being constructed; has great prospective value. CHAS. S. NEAL, Encinal Bank, Park st.

BERKELEY REAL ESTATE.

NOW IS YOUR CHANCE—A NEW 5-ROOMED cottage with all improvements; both hot and cold water; large lot; close to station; only $1200; $100 cash, balance $15 per month. W. C. MORAN, Lorin station, Berkeley.

$18 MONTHLY—NEW 5-ROOM COTTAGE, with mantel, bath, laundry, pantry; fenced; sewered; lot 40x100; $1800. F. BOEGLE, 630 Market st.; W. C. MORAN, Lorin.

COUNTRY REAL ESTATE.

$1500 CASH, BALANCE ON LONG TIME, buys 20-acre model ranch, Santa Rosa, block from depot; 800 trees, choicest varieties; new Eastlake cottage; 12 acres grain; ½ acre berries; 150 hens; span of horses; cow; incubators; tools; household furniture. SPECK'S, 30 Montgy.

18 ACRES; LITTLE HOME; A1 LAND; HALF in fruit and table grapes; house 7 rooms; good outbuildings; one mile from town; lovely shade trees and shrubbery; will exchange to the amount of $3000 for Oakland residence property, balance at 7 per cent; price $5000. D. H. TWING, Sonoma City, Cal.

WANTED—50 HEAD OF SMALL MULES, broke; also 2 carloads of high grade cows, in exchange for clear Oakland real estate; will pay part cash. Address P. O, box 86, Oakland.

$900. 10 ACRES PRIME LAND; TEHAMA County; close to town; 6 acres assorted fruit; can have more land adjoining; the improvements cost more than the price asked; must be sold. J. B. MIHAN, 531 California st.

FOR SALE—A GOOD STOCK FARM OF 240 acres, fenced; 2 good houses; abundance of water, variety of fruit, some timber; or will exchange for income city property not exceeding $5000 or $6000 in value. Apply N., box 10, this office.

7 11 AND 20 ACRE PIECES—A1 FOR CHICKen ranches; on 8 and 10 years' credit; $25, $30, $70 and $100 per acre; within 1 mile of town. D. H. TWING, Sonoma City, Cal.

J. T. PETERS, MILLS BUILDING, OFFERS in Sonoma County three of the finest tracts of fruit land in the State in subdivisions; on line of railroad; terms easy; send for maps.

SANTA CLARA VALLEY LANDS—WE HAVE a large and well selected list of choice lands and orchard homes in Santa Clara County. Our teams are ready at all times to show our properties. W. G. GRIFFITH, 17 North First st., San Jose, Cal.

MARIN COUNTY—5000 ACRES 26 MILES from San Francisco.
RANCHO DE NOVATO.
Tracts of any size desired; fruit, grain and vegetable land; no irrigation; both rail and water transportation; $40 to $75 per acre; easy terms. town of Novato; graded school, hotels and stores on the property; send for circular.
Dairy for sale with or without cows.
SYNDICATE INVESTMENT COMPANY, 64 and 65, Chronicle building.

HOUSES TO LET.

$25. 205 DAY ST., W. OF DOLORES; 94x114; house 14 rooms, etc.; suitable for chickens, wood and coal yard, nursery or laundry and loding-house; water included.
$15—25x48 Folsom st., near Twenty-second; 4 rooms; old stand for tailor; good place for any light business. SHADBURNE, 415 Montgomery st.

718 GOLDEN GATE AVE., NEAR LAGUNA; sunny side; elegant house, 10 rooms; bath, laundry and all modern improvements; rent reasonable to good tenant. Apply MADISON & BURKE.

1128 EAST 14TH ST., EAST OAKLAND, near 23d-ave. station, modern house 6 sunny rooms, bath; flower garden; 3 lines of cars; rent $16; key at 1126.

LOWER FLOOR: 3 ROOMS; BASEMENT; yard; bay-window. Hampton place, off Folsom, bet. Second and Third; key at 19.

$10. HOUSE 6 ROOMS. 917 TREAT AVE., near Twenty-second st.

$14. FRAME HOUSE: 2 STORIES AND basement; 4 rooms; 8 Selina place, north side California st., below Stockton; water free; quiet neighborhood; key at office. Apply to G. H. BUCKINGHAM, 413 Montgomery st.

HOUSES, FLATS, STORES, OFFICES, ALL kinds of property to rent; furniture insured. BALDWIN & HAMMOND, 10 Montgomery st.

4 TENEMENTS, 3 AND 4 ROOMS EACH; rent $9, $10 $11. 812 Jessie st., near Ninth.

FURNISHED HOUSES.

PARK PANHANDLE, 400 LOTT, CORNER OF Fell—Choice sunny, furnished flat.

HANDSOMELY FURNISHED 6 ROOMS AND bath; piano, garden, etc. 1517 Golden Gate ave.

1917 GEARY—PARLOR, 2 BEDROOMS, bath, sewing-room, kitchen; every convenience; $25.

COTTAGES TO LET.

$18. FINE BAY-WINDOW COTTAGE; 4 rms; bath; basement. 33 13th, nr. Howard.

RENT $12—COTTAGE 4 SUNNY ROOMS; bath, laundry, pantry, yard, stable. HAAS, Thirtieth and Sanchez sts.

FLATS TO LET.

311 ELM AVE., NEAR GOLDEN GATE AVE. and Laguna, lower flat; 5 rooms; rent only $14. Apply MADISON & BURKE.

1513 ELLIS—FLAT; 5 ROOMS; BATH; ALL latest improvements; 25.

1133 TWENTY-FOURTH—NICE, SUNNY bay-window flat; 5 rooms, bath, gas, all modern improvements; rent cheap.

929 NINETEENTH—BEAUTIFUL SUNNY 6-room flat; bath, etc.; only $16.

$10. COTTAGE OF 4 SUNNY ROOMS. 132 Rose ave., bet. Gough and Octavia st.

ELEGANT UPPER FLAT; 6 ROOMS, BATH, yard. 1718 Folsom st., nr. Fourteenth; $22 50.

NEWLY PAPERED SUNNY FLAT OF 3 rooms; $12; water free. 356 Third st.

$12.50. SUNNY UPPER FLAT; 5 ROOMS. 33 Moss st., off Howard, nr. Seventh.

409 O'FARRELL—2 SUNNY FLATS, 3 AND 4 room; bath; laundry: central; rent cheap.

616 GROVE, NEAR LAGUNA—6 ROOMS, bath; sunny side; $22.

$11. FLAT, 4 ROOMS; WATER FREE; large cellar; 1209½ Bush st. Apply at 1209a Bush st.

31 DORE ST.—FLAT 3 ROOMS, CELLAR; bet. Harrison and Bryant, Ninth and Tenth sts.; rent $10.

1513½ MISSION, NEAR ELEVENTH—6 beautiful, sunny, papered rooms; bath; laundry.

2417 HARRISON—FLAT; 3 ROOMS, BATH; basement; laundry.

TO LET—NEW FLAT OF 4 ROOMS AND bath; all modern improvements. NE. corner of Twentieth and Capp sts.

ELEGANT NEW FLATS, SEVENTH ST., below Bryant—5 and 6 rooms; bath; $10, $17.

HOUSEKEEPING ROOMS.

2531 CALIFORNIA—3 ELEGANTLY FURnished rooms for housekeeping; $20.

$6 FURNISHED ROOM COMPLETE HOUSEkeeping; single, $4. 734 Folsom st.

322 THIRD—SUNNY, FRONT, FURNISHED housekeeping suite; $8, $9; single, $1, $1 50.

231 GOLDEN GATE AVE.—FURNISHED rooms for housekeeping; also single.

2523 POST—3 ROOMS COMPLETE FOR housekeeping.

1814 MARKET—2 LARGE FRONT SUNNY unfurnished rooms; private family; $10.

706 ELLIS—FLAT 4 NEWLY FURNISHED sunny rooms and bath.

9521 HOWARD—NEAT, CHEERFUL, SUN-4 ny; nicely furnished; terms moderate.

946 HOWARD—FURNISHED HOUSEKEEPing rooms; also single; reasonable.

3026 SIXTEENTH—SUNNY HOUSEKEEPing rooms, furnished complete; single $4 up.

16 SOUTH PARK—SUNNY FURNISHED housekpg. cor suite; $12; other rooms cheap.

34 EDDY—SUNNY FURNISHED ROOMS; housekpg.: rent reasonable; central location.

543 TURK—NICELY FURNISHED SUNNY rooms for housekeeping: bath.

602 BUCHANAN, COR. FELL—2 PARLORS and kitchens; sunny; $14 up.

604 EDDY—2 OR 3 NICELY FURNISHED sunny housekeeping rooms; cheap.

143 THIRD—SUNNY HOUSEKEEPING rooms complete; first floor; bath, gas.

1326 MISSION — SUNNY FRONT BAYwindow room and kitchen.

1007 POWELL—CHEAP; LARGE ALCOVE room, furnished for housekeeping; use of kitchen.

1307 STOCKTON—NICE FURNISHED ROOM to let for housekeeping; rent cheap.

524 TURK, NEAR LARKIN—TWO SUNNY furnished or unfurnished rooms; basement.

1102 STOCKTON — NICELY FURNISHED sunny rooms with kitchen privilege; $2 50 to $3 per week.

ROOMS TO LET.

704 HOWARD, CORNER THIRD—FINELY furnished front rooms; double and single; transient.

52 SECOND—NICELY FURNISHED SINGLE, double, $1 to $4 week, 20c to 50c a night.

112 FOURTH—NEATLY FURNISHED rooms; come see them; terms moderate.

18 LEWIS, OFF TAYLOR, NEAR POST—UNfurnished, 2 rooms, $10; 3, $12.

309 IVY AVE., NR. FRANKLIN ST.—NICE sunny furnished room; $4 per month.

25 THIRTEENTH ST.—2 UNFURNISHED rooms: $6.

11 TENTH, NEAR MARKET—3 LARGE sunny front rooms; housekeeping or board.

825 LARKIN—SUNNY FRONT FURNISHED room; gas, bath, grate, large closet, folding-bed; light housekeeping; use of parlor.

1017A FOLSOM — DOUBLE OR SINGLE