CITY REAL ESTATE.

THREE FINE FLATS.
WESTERN ADDITION.
SUNNY SIDE OF GROVE ST., NR. BUCHANAN.
$6500—Reduced for immediate sale; 3 flats 5 rooms and bath; rents, $63 per month; new plumbing and in good condition. Fine investment and a bargain.
EASTON, ELDRIDGE & CO., 638 Market st.

CHOICE WESTERN ADDITION LOT.
NORTHEAST CORNER. MARINE VIEW.
$7000—Reduced for quick sale; size of lot 50x100; just the place for elegant home; see it for yourself. N.E. cor. Green and Laguna sts. A big bargain.
EASTON, ELDRIDGE & CO., 638 Market st.

MISSION HOME.
ONLY $2850! ONLY $2850!
On line of cable, nr. Twenty-first st.; 7 rooms and bath; house in good condition and nearly new; a big bargain for a homeseeker; half cash and balance easy.
EASTON, ELDRIDGE & CO., 638 Market st.

SUNNY SIDE LOT.
READY TO BUILD UPON!
ONLY 2 BLOCKS FROM ELECTRIC ROAD.
$300—Cost present owner $550; must sell at once to leave city; size 25x112:6; a nice spot for a cozy cottage.
EASTON, ELDRIDGE & CO., 638 Market st.

ASHBURY HEIGHTS RESIDENCE.
REDUCED TO $9000.
Nine rooms, bath, attic and basement; cost owner over $15,000; large lot, 50x106:3; house must be seen to be appreciated; chance for fine home at about half value.
EASTON, ELDRIDGE & CO., 638 Market st.

MISSION BUILDING LOT.
ONLY $50 CASH.
Balance $5 per month, for fine lot on Diamond st., near Twenty-second; ready to build upon; size 25x125. EASTON, ELDRIDGE & CO., 638 Market st.

GOLDEN GATE PARK LOT.
FREDERICK ST., NEAR COLE.
$1500 ONLY.
Full size, 25x137:6; fine view and elegant location; a bargain.
EASTON, ELDRIDGE & CO., 638 Market st.

WESTERN ADDITION RESIDENCE.
ELEGANT NEIGHBORHOOD.
$8000—REDUCED LATELY.
Eleven rooms and bath; large lot, 30x137:6; north side of street; call for particulars.
EASTON, ELDRIDGE & CO., 638 Market st.

PARK LOTS AT HALF PRICE.
ONLY 2 MORE LEFT—$150 EACH.
28th avenue; 2 blocks south of Park; cheapest lots in district; size 25x120; sure speculation; they are worth double the money.
EASTON, ELDRIDGE & CO., 638 Market st.

DO YOU WANT A HOME?

DO YOU WANT INVESTMENTS?

DO YOU WANT TO SPECULATE?

If so, call at office and we will submit you bargains in all classes of properties in all parts of the city.
EASTON, ELDRIDGE & CO., 638 Market st.

$3200. TWO MODERN FLATS, DOLORES st.; rents $360 a year; lot 25x125; stable, etc.; ½ cash.
$1000—Lot on Clement st., near Sixth ave., Richmond.
$8500—Two flats and store; deep lot; rents $400.
$1800—Five-room cottage; barn; lot 100x75 feet; worth $3000. A. M. SPECK & CO., 30 Montgomery st.

A BARGAIN.
CHOICE
VAN NESS AVENUE
PROPERTY.
MUST BE SOLD TO CLOSE THE
ESTATE OF
JONATHAN DRAKE STEVENSON.

IN the Superior Court of the City and County of San Francisco, State of California.
In the matter of the estate of JONATHAN DRAKE STEVENSON, deceased.
Notice is hereby given that in pursuance of an order of the Superior Court of the City and County of San Francisco, State of California, made in department 10 thereof, on the 25th day of April, A. D. 1895, in the matter of the estate of JONATHAN DRAKE STEVENSON, deceased, the undersigned, executors of the last will and testament of said deceased, will sell at private sale to the highest bidder for cash, in gold coin of the United States, subject to confirmation by said Superior Court, on or after WEDNESDAY, the 15th day of May, 1895, all the right, title, interest and estate of the said JONATHAN DRAKE STEVENSON at the time of his death, and all the right, title and interest that said estate has, by operation of law or otherwise, acquired other than or in addition to that of said deceased at the time of his death, in and to all that certain lot, piece or parcel of land, with the improvements thereon, situate, lying and being in the City and County of San Francisco, State of California, and bounded and described as follows, to wit:
Commencing at a point on the westerly line of Van Ness avenue, distant thereon sixty-six and three-twelfths feet northerly from the northwesterly corner of Van Ness and Pacific avenues; running thence northerly along said westerly line of Van Ness avenue sixty-six and three-twelfths feet; thence at right angles westerly one hundred and twenty-four and nine-twelfths feet; thence at right angles southerly sixty-six and three-twelfths feet; thence at right angles easterly one hundred and twenty-four and nine-twelfths feet to said westerly line of Van Ness avenue and point of commencement; being a portion of Western Addition Block No. 93.
TERMS AND CONDITIONS OF SALE.—Cash, in gold coin of the United States. Deed at expense of purchaser.
Bids or offers may be made at any time after the first publication of this notice, and before the making of the sale.
All bids or offers must be in writing and left at the office of Charles L. Patton, Attorney-at-Law, No. 319 Pine street, in said city and county, or delivered to the undersigned personally.
Dated April 27, A. D. 1895.
EDWARD PEABODY and
ALFRED S. BARNEY,
Executors of the last will and testament of Jonathan Drake Stevenson, deceased.
CHARLES L. PATTON, Attorney for Executors.

CHEAPEST LOTS IN THE RICHMOND District.
$300. Lots on grade and fronting on
$325. Point Lobos ave., Clement st.,
$350. 34th and 35th aves.
$400. Two lines of cars will pass
$450. the property.
$500. Lots ready for building,
$750. Sizes 25x100 and 25x120.
Only $25 cash, balance $10 per month. Call for diagrams, etc. WILL E. FISHER & CO., 14 Post street.

IN ALAMEDA—TO EXCHANGE FOR SAN Francisco property, modern 2-story house: 9 rooms and bath; handsomely furnished; lot 60x150; gas, city and well water; carriage-house; street macadamized; half block to electric-cars; 5 minutes from broad-gauge station; 6 minutes to narrow gauge; cost $9300. Apply CHAS. C. BEMIS, 324 Montgomery st., S. F.

$500. COTTAGE OF 2 ROOMS IN BERKELEY, lot 40x135, $50 down, $10 monthly; houses and lots all over town. CHAS. A. BAILEY, 46 Market st. or Berkeley station, Berkeley.

PROPERTY-OWNERS, BUILDERS, ARCHITECTS—Guaranteed surveys of city lots for $7 50 up by S. HARRISON SMITH, 530 California, r. 9.

$450. WORTH $650; LOT ON 27TH ST., near Castro. Terms 1128 Vallejo st.

$975. WORTH DOUBLE; SPLENDID LOT; 27x100; Bemis st., near Castro; block from electric cars. J. E. ROCHE, P. O. box 1876.

$10 DOWN; $1 WEEK PAYMENTS WILL buy choice building lots; 2 new cottages for sale cheap. THE McCARTHY CO., 646 Market st.

HOUSES FOR SALE ON SMALL MONTHLY payments; loans made on San Francisco real estate. LOUIS BLANK, 214 Pine st., rms. 58 & 59.

COUNTRY REAL ESTATE.

A BEAUTIFUL HOME IN SANTA ROSA: 11 rooms, all modern; handsomely ornamented lot, 100x600 feet deep; electric arc light in front; fruit, flowers, garden and alfalfa; photograph at this office; $6000.

160 ACRES NEAR GLEN ELLEN, MOSTLY hillside covered with timber; soil best calcareous loam; 2 streams spring water; no frost, no rogs; now wind; luxuriant oranges now on trees in adjoining orchard; lovely building sites with 30-mile view up and down the valley; if sold this week, $2000; ½ cash.

50 ACRES, A LOVELY HOME, ADJOINING the residence of M. M. Estee Esq.; 1½ miles from Napa Courthouse; soil the choice of Napa Valley; nice 5-room house and 2 other small houses for men; extra large barn and large wine cellar cut in the rock; an ideal home; only $5500.

BOVEE, TOY & CO., 19 Montgomery st.

60 ACRE HILL CHICKEN RANCH FOR $300; United States patent; will carry five cows and lots of hogs; plenty of wood and water; near school and stations; five miles from town. See me Monday at 862 Market st., San Francisco. D. H. TWING, Sonoma City, Cal.

40 ACRES RICH FRUIT LAND EXCHANGE for town property. H. G. SMITH, Oakland.

BARGAINS IN CHEAP LANDS.
$2 50 per acre; San Luis Obispo County; 635 acres; good when cleared.
$8 per acre; Santa Barbara County; 320 acres; good for hogs and grain.
$3 per acre; Kings County; 640 acres in irrigation district; all level; sediment soil; raise anything.
$3 50 per acre; Kings County; 640 acres in artesian belt; all level; rich soil; fine to subdivide.
$7 50 per acre; Fresno County; 120 acres in irrigation district; level; soil deep and rich.
ALL ON EASY TERMS.
Also—Grazing, farming and fruit lands; chicken ranches; timber, large and small, at all prices; school and Government lands.
CALIFORNIA LAND BUREAU, 640 Market.

$400 CASH; $1100 IN 10 YEARS, BUYS model 10-acre ranch; Sonoma; all level; map. SPECK'S, 30 Montgomery.

COUNTRY REAL ESTATE—Continued.

15 TOWN LOTS UNDER CULTIVATION with vegetables and small fruit; house with 6 rooms, barn and outhouses; ready sale for all vegetables. ISAIAH HARTMAN, Boulder Creek, Cal., box 62.

21 ACRES; MODEL FRUIT AND POULTRY home; nice cottage, barn, etc.; Sonoma; $2000; will exchange. SPECKS, 30 Montgomery.

$600. 5 ty; 4 acres; neat cottage; 500 hens; cow; horse; all kinds tools. SPECK'S, 30 Montgomery.

IMPROVED RANCH, 29 ACRES, NEAR CONcord; choicest fruits and table grapes, full bearing; trade for improved Oakland or Berkeley property or Santa Clara County ranch. C. K. KING, 902 Broadway, Oakland.

15 ACRES IMPROVED; 3 MILES FROM Petaluma. Owner, box 17, Call.

15—ESTABLISHED 15 YEARS—15.
N. D. SICKELS,
THE
LAND AGENT.
The only agency in America making sale and exchange of country property a strict specialty regularly publishing a
DAILY DESCRIPTIVE LAND JOURNAL.
Accurate descriptions of hundreds of places for sale and propositions to exchange ranches for town and city property; also for any class of business or mines. Greatly facilitating and free of charge to buyers and sellers. All new propositions daily.
318 Post st., bet. Stockton and Powell, S. F.

25-ACRE RANCH, MOST BEAUTIFUL HOME, for sale cheap; good house and barn and workshop; 3 acres in vines, 1 acre orchard; 1 good cow, 50 chickens, 20 ducks; 2 miles from Martinez, Contra Costa County; cash, $2500; no agents. Address A. R., box 18, Call.

AN EQUAL SHOW FOR ALL; STRAIGHT, fair and square deal; an investment offered that is honest; own your own home and be independent; try it and you will find that we advise you right; we will sell you 40 acres of alluvial soil in the Warren Green rancho, Glenn County, Cal., for $280; $3 per acre down, balance in 60 monthly payments, without interest, and will throw in town lot 100x150; land suitable for all kinds of fruit, berries or grain; needs no irrigation; climate unsurpassed anywhere in California; 168 miles north of San Francisco and only 20 miles from county seat of county, and 6 miles from nearest railroad town; fare, round trip, $9. For investments and information address or call on the H. M. BENSON CO., 902 Broadway, Oakland.

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.

$5000. NEAR HAWYARDS, 8 ACRES, choice fruit, house of 10 rooms and bath, all modern conveniences; piano, furniture, vehicles, cattle, poultry and implements. Apply to PROWSE & BRADFORD, Haywards.

M. GRIFFIN, COTTONWOOD, CAL., SENDS free circulars and prices of cheap land.

IF YOU WANT A RANCH FOR GRAZING purposes or an orchard already improved, where only small cash outlay is required, balance payable in 6 or 7 years, apply 326 Montgomery st., S. F.

6 ACRE LITTLE HOMES ON EIGHT YEARS' credit. D. H. TWING, Sonoma City, Cal.

$200 PER ACRE, 20 ACRES FINE FRUIT land ¾ mile from town, whole or subdivisions, easy terms. PROWSE & BRADFORD, Haywards.

$16 PER ACRE—IMPROVED BIG VALLEY ranch; timber; running water; well located; must be sold; United States patent. W. L. FOSTER, Kelseyville, Cal.

OAKLAND REAL ESTATE.

NEARLY NEW MODERN HOUSE OF 8 rooms; 8 minutes' walk Postoffice; neatly furnished; for rent cheap. 769 Twentieth st., Oakland.

DO YOU KNOW A SNAP? WE ARE OFFERing a fine new 8-room house in Berkeley, 3 blocks east of Dwight way, for $3000; easy terms. C. P. KERN & CO., Central Bank building, Oakland.

WE HAVE JUST COMPLETED A FINE 8-room house; 10 minutes' walk from Fourteenth-street local; 2 mantels; all modern; will sell easy terms. C. P. KERN & CO., Central Bank building, Oakland.

84 ACRES CHOICEST ALAMEDA COUNTY soil; all under cultivation; $5000. M. B. TEMPLETON, 966 Washington, Oakland.

$1600. BUYS 55 ACRES CHOICEST POULtry and berry land in State; half cash. M. B. TEMPLETON, 966 Washington, Oakland.

YOU MAKE THE PRICE—HOUSE 5 ROOMS; large lot; 80x206; near Thirty-fourth and Telegraph; see it. M. B. TEMPLETON, 966 Washington, Oakland.

A SNAP—FIVE-ROOMED HOUSE; ALL MODern; lot 25x140; street sewered; city water; close to Twenty-third-avenue station; price $1400; terms $400 cash; balance on time. Apply to WHITE BROS., 1128 Twenty-third ave., East Oakland.

REAL BARGAINS; SACRIFICE FOR CASH; 50x100 NE cor. Eleventh ave. and E Twentieth st.; 50x100 adjoining the above north; 50x150 SW cor. Fifth ave. and E Nineteenth st.; 50x150 adjoining south; 50x150 SW cor. Eleventh ave. and E Twenty-first st.; all splendid building sites. C. K. KING, 902 Broadway, Oakland.

$1250. CHICKEN RANCH; HOUSE OF 3 rooms, hard finish, high basement; 2 chicken-houses; land all fenced; fine place for raising poultry; one block from electric road. For terms see Fruitvale Land Company, Fruitvale station.

ONLY $20 PER FRONT FOOT; LOT 50x200; choice location; street work done; stone walks; exchanges made in city and country real estate. T. F. BAIRD, 1303 Park st., Alameda.

$4500. A BARGAIN: LOT 100x140, ON Central ave., Alameda, one block west from Park st.; adjoining property held from $70 to $80 per foot; now is your chance for a snap. GRAY & NAISMITH, 463 Ninth st., Oakland.

HOUSE AND LOT FOR SALE AT COST OF house; 7 rooms; nearly new; terms to suit. 1015 Twenty-first st., near Linden, Oakland.

2 LOVELY COTTAGES IN A NO. 1 CONDItion; electric cars pass property; 100x240; mortgage $4500; will sell for $14,000 or exchange for clear property or lots in San Francisco or Oakland. E. E. BUNCE, 1008 Broadway, Oakland.

$1250. A HARD FINISHED COTTAGE OF 4 good rooms and good lot; 1 block to streetcars, at beautiful Fruitvale, Oakland; terms only $50 cash and $15 per month; don't fail to see this. ALDEN & GARFIELD, 902 Broadway, Oakland.

HOMES FROM $400 UP; SEE OUR LOTS from $75 to $100 each. SNETSINGER & CARROLL, Fruitvale station.

BUSINESS AND RESIDENCE PROPERTY sold on easy terms; small payment down or exchanged. E. E. BUNCE, 1008 Broadway, Oakland.

$750 CASH WILL BUY A NICE 6-ROOM cottage, worth $2000, leaving a mortgage of $1000. Address WM. P. TODD, 1008 Broadway, Oakland.

ALAMEDA REAL ESTATE.

FOR IMMEDIATE SALE, NEAR SCHOOL and station; $2250; $150 cash; $25 monthly; new 5-room cottage and bath.
$2650—$100 cash; $25 monthly; 37x100; 5-room cottage and bath.
$3150—$200 cash; $30 monthly; new cottage 7 rooms and bath.
$3250—$50 cash; $35 monthly; 38x100; corner house in fine condition; 8 rooms and bath.
Houses to rent from $10 up; open Sundays and holidays. MARCUSE & REMMEL, Bay-street station, Alameda, and 628 Market st., San Francisco.

IN ALAMEDA, 4 BLOCKS FROM STATION, pleasant 2-story house of 9 rooms and bath, city water, newly papered and painted throughout; will rent to good tenant at $25 per month. Address the owner, W. J. PIERCE, 704 Sacramento st., San Francisco. N. B.—If preferred, will sell the above on easy terms; price only $3000.

GOOD CHANCE FOR INVESTMENT; 2¾ acres of land in the most desirable part in Alameda; finest improved property immediately adjoining; title absolutely perfect; will be offered for 10 days as a whole at half its actual market value. For terms see HERMAN CORDES, cor. High st and Briggs ave., Alameda.

$10,000. A GREAT BARGAIN IN A fine business property on Park st., Alameda; large lot and substantial brick improvements; will easily pay 12 per cent. Apply to JOSEPH A. LEONARD COMPANY, 1364 Park st., Alameda, or 19 Montgomery st., San Francisco.

IF YOU WANT
A GOOD, SUBSTANTIAL AND STYLISH
HOME
CALL ON THE OLD BUILDING FIRM OF
A. R. DENKE, WEBSTER STREET.

$1900. SNAP; NEW MODERN COTTAGE; street work, sewer, cement walks complete; $150 cash; balance $20 monthly.
Alameda bargains, for cash and installments; houses to let in all parts of Alameda. H. P MOREAL & CO., 1432 Park st.

ALAMEDA ROOMS AND HOUSES.

FURNISHED HOUSE; 7 ROOMS; BATH; etc. R., box 64, Call Office.

BERKELEY REAL ESTATE.

FOR SALE—CHEAP, TO CLOSE ESTATE, new 10-room cottage; on Vine st., Berkeley; near station and university. Apply WM. JONES, 24 Sacramento st., city.

ATTORNEYS-AT-LAW.

ADVICE FREE, DIVORCE LAWS A SPECIALty; collections, damages, wills, deeds, etc. G. W. HOWE, Att'y-at-law, 850 Market st., cor. Stockton.

MONEY ADVANCED TO LITIGANTS, COURT costs and charges paid in matters of probate, contracts, damages, accidents, notes, first-class collections and general law business. Address J. F. NAUGHTON, 54 Nevada block, S. F.

WM. H. CHAPMAN, ATTORNEY-AT-LAW, Mills building, sixth floor, room 5, San Francisco, Cal. Telephone 1544.

W. W. DAVIDSON, ATTORNEY-AT-LAW, 420 California st., rms. 14-15; advice free.

JOHN R. AITKEN, ATTORNEY-AT-LAW, RS. 16 and 17, 402 Montgomery st., cor. California.

FINANCIAL.

PRIVATE PARTY MAKES LOANS ON DIAmonds, furniture, etc.; $100 up; low interest; no delay. SWASEY, 121 Stockton st.

LOW RATES; CITY, COUNTRY; COLLATeral securities TRAVERSE, 313 Montg'y.

HOUSES TO LET.

NEW BAY-WINDOW BOARDING-HOUSE OF 14 rooms and baths; Hayes st., bet. Octavia and Laguna; modern conveniences; ready sale for all vegetables. ISAIAH HARTMAN, Boulder Creek, Cal., box 62.

VERY SUNNY 10-ROOM BAY-WINDOW residence; 7 Van Ness ave., close to Market st.; moderate rent to good tenant. Apply to C. S. CAPP & CO., 418 Montgomery st., House Brokers and Real Estate Agents.

NEAT BAY-WINDOW COTTAGE 5 ROOMS and bath; 458 Fifteenth st. (sunny side), bet. Valencia and Guerrero; rent $20. Apply to C. S. CAPP & CO., House Brokers and Real Estate Agents, 418 Montgomery st.

$35. SUNNY HOUSE 9 ROOMS AND BATH. SE. cor. McAllister and Polk sts.

322 TWELFTH—TENEMENT OF 3 NICE rooms; stable, if required.

435 MINNA, BET. FIFTH AND SIXTH—5 rooms; every modern improvement.

TO LET—HOUSE OF 5 ROOMS; BATH; only $16 per month. 525 Hickory ave.

1180 HARRISON ST., NEAR EIGHTH—3 sunny rooms; rent $8.

COTTAGE OF 5 ROOMS, BATH, BASEMENT and stable. 120 Fillmore st.

$17. HOUSE 8 ROOMS, LARGE YARD and stable. 2627 Harrison st.

MODERN 9-ROOM HOUSE AND LARGE GARden: fine view; basement; 809 Castro, near Twenty-first. See premises or MADISON & BURKE.

1030 MISSION—BAY-WINDOW HOUSE; 10 rooms; sunny side.

$10. 3 ROOMS; YARD; CELLAR. 37 DORE st., off Harrison, bet. Ninth and Tenth.

HOUSES, HOUSES, HOUSES, HOUSES. To rent, to rent, to rent, to rent, to rent. BALDWIN & HAMMOND, 10 Montgomery st.

FURNISHED HOUSES.

2 SUNNY COTTAGES, 5 ROOMS AND BATH each; one nicely furnished; furniture for sale cheap if desired. Apply 728 Fulton st.

700 VAN NESS—RENT $100; ELEGANT furnished modern northeast corner house, 8 rooms and bath; key at premises. Apply DAVID STERN & SONS, 20 Montgomery st.

COTTAGES TO LET.

$14. MODERN COTTAGE; FRUIT TREES; shrubbery; grand location. SPECK'S, 30 Montgomery st.

4-ROOM COTTAGE; SHEDS; LARGE YARD; key at 1300 corner Twenty-fifth st.

SUNNY COTTAGE, 2 ROOMS, LARGE STABle; $10. 919 Capp st.

$8. 4 ROOMS; 2 BLOCKS FROM MISSION-ST. cars; large yard. Apply 360 Jessie st.

$14. BAY-WINDW COTTAGE: 4 ROOMS and basement; 212½ Perry st.
$8—Cottage; 4 rooms; 206 Perry st.: water free. Apply to G. N. UMBSEN & CO.

FLATS TO LET.

ALL SELECTED (NEW) COTTAGES, FLATS, houses, with stable, $6 to $100. SPECK'S, 30 Montgomery.

SUNNY BAY-WINDOW FLAT; 1704 WASHington, near Polk; 7 rooms; bath; $27 50.

BAY-WINDOW FLAT; 1635 CLAY, COR. Polk; 8 rooms and bath; $27 50.

ELEGANT, SUNNY FLAT; 6 ROOMS AND bath. 145 Grove st., nr Van Ness ave.

FLATS, FLATS, FLATS, FLATS, FLATS. To rent, to rent, to rent, to rent, to rent. BALDWIN & HAMMOND, 10 Montgomery st.

8 DALE PLACE, OFF GOLDEN GATE AVE., bet. Leavenworth and Hyde—6 rooms and bath.

$18. NEW MODERN BAY-WINDOW FLAT; 5 rms; bath; gas; tubs. 909 Folsom, nr. 5th.

FOUR SUNNY FLATS, 3 AND 4 ROOMS EACH. 2039 Harrison st., opp. Eighteenth.

$16. ELEGANT UPPER FLAT; 5 SUNNY rooms; bath, gas and washtubs. 820 Nineteenth st., bet. Noe and Sanchez (Castro car).

NICE SUNNY 6-ROOM FLAT; NEAR PARK; fine view. 1021 Haight, above Broderick.

$8. FLAT; 4 ROOMS; NO CHILDREN. 1123 Vallejo st., near Leavenworth.

3 SUNNY CORNER ROOMS AND BATH; $15. NE. cor. Polk and Jackson sts.

$16. 2 BAY-WINDOW FLATS; MODERN; stable. 135 Fair Oaks, nr. Twenty-third

1706 AND 1708 HYDE — NEW AND ELEgant flats; 5 and 6 rms.; $30, $27 50, $25.

TO LET—2546 HOWARD ST.; LOWER FLAT, 6 rooms, bath; rent reduced.

1007 OAK, BET. SCOTT AND DEVISADERO—Upper flat of 5 rooms and bath.

1614½ STEVENSON, NEAR EIGHTEENTH —Flat 5 nice rooms; $12.

2 EXTRA-CONVENIENT FLATS; 6 AND 7 rooms; baths; modern improvements; sun all day. Fell st., bet. Broderick and Baker.

$12. FLAT 4 NICE LARGE ROOMS AND yard. 444½ Clementina st., near Sixth.

NEW SUNNY FLAT OF 4 ROOMS; LARGE yard. 52 Norfolk, bet. 11th & 12th, off Harrison.

$11. 4 LARGE CLEAN ROOMS; WATER free. 315 San Jose ave., near Twenty-fifth st.; fine wide street; half block from Valencia.

2 FINE NEW FLATS 3 SUNNY ROOMS AND cellar each with latest improvements. NE. corner Twenty-third and Sanchez sts.

SUNNY FLAT; 5 ROOMS; $15. 912 ELLIS st., bet. Van Ness ave. and Franklin st.

$9. LOWER FLAT; 5 SUNNY ROOMS. 375 Sanchez st., nr. Seventeenth.

$8. NICE 3-ROOM FLAT NEAR BALDWIN. SPECK & CO., 30 Montgomery st.

1207½ BUSH—FLAT 4 ROOMS (1 ALCOVE), bath: hot and cold water; gas and water free; rent $22 50. Apply 1209a Bush st.

NEW MODERN FLAT; 6 ROOMS, BATHroom and laundry. 30 Russ st.

$12. FLAT OF 4 ROOMS. 563 MINNA ST.

ELEGANT SUNNY FLAT, 7 ROOMS, beautifully papered and frescoed. 713 Grove.

HOUSEKEEPING ROOMS.

1007 HARRISON—2 OR 3 WELL-FURnished rooms for housekeeping; $10 or $15.

1812½ GEARY—3 COMFORTABLY FURnished rooms for housekeeping; modern; $15.

430B FULTON—2 OR 3 SUNNY FURnished rooms for housekeeping.

121 TURK—NICE SUITE FOR LIGHT HOUSEkeeping, also single room.

116 HYDE—SUNNY SUITE FOR HOUSEkeeping, or suitable for several gentlemen.

3 ELEGANT FURNISHED ROOMS FOR housekeeping cheap. 2531 California.

573 MINNA—3 LARGE SUNNY ROOMS; single or suite; yard; cheap.

815 MISSION—FURNISHED LARGE FRONT room, suitable for dressmaker or housekeeping.

422 FRANKLIN—TWO NICE SUNNY FURnished rooms for housekeeping.

735 FOLSOM—$10; TWO SUNNY FURnished rooms; two beds if necessary.

911½ MISSION — NICELY FURNISHED housekeeping rooms; range; porch.

864½ MISSION—$10, LARGE FRONT ROOM with kitchen; $6, room for housekeeping.

322 THIRD—FRONT FURNISHED HOUSEkeeping suite, $12, $9, $8; single, $1 50 to 75 cents.

118 TENTH—ONE OR MORE LIGHT HOUSEkeeping; also single rooms.

309 FIFTH—NEW HOUSE; SUNNY BAYwindow rooms, $8, $10; light housekeeping.

613½ STOCKTON—NEWLY PAPERED AND painted unfurnished rooms cheap.

122 TAYLOR—ELEGANTLY FURNISHED sunny rooms; also housekeeping rooms.

433 JESSIE, REAR MINT — 2 SUNNY housekeeping rooms; furnished complete; other rooms cheap.

25 CAPP—4 LARGE SUNNY ROOMS TO LET.

21 FELL—SUNNY FURNISHED AND UNfurnished housekeeping and single rooms.

203 HYDE, NR. TURK—3 SUNNY ROOMS, furnished for housekeeping, in a private family; no children.

607 POLK—2 ROOMS FOR LIGHT HOUSEkeeping; all conveniences.

1531½ THIRD—NICE SUNNY ROOMS FURnished for housekeeping; also single; cheap.

627 OCTAVIA, COR. FULTON—BAY-WINdow suite and other rooms; furnished and unfurnished; use of piano.

838 MISSION—2 HOUSEKEEPING ROOMS, well furnished, $6 per month each.

1021 VAN NESS AVE., NEAR GEARY—3 or more connecting rooms and kitchen, complete, and 2 unfurnished rooms; new house; rent low.

615 POST—2 SUNNY ROOMS FOR HOUSEkeeping, moderate; also single rooms.

22 SOUTH PARK—LARGE SUNNY PARLOR suite for light housekeeping; $10.

947 MISSION—SUNNY FURNISHED PARlor suite; also other rooms.

1055B HOWARD — NICELY FURNISHED front housekeeping rooms.

114 EDDY—3 FURNISHED ROOMS, COMplete for housekeeping.

703 FOURTH—TWO FRONT FURNISHED rooms for housekeeping; $12 a month.

281 MINNA, COR. FOURTH—FURNISHED housekeeping complete; double, single; cheap.

422 FRANKLIN—2 NICE SUNNY FURnished rooms for housekeeping.

FARGO HOUSE; 105 NEW MONTGOMERY—Furnished housekeeping suites, $2 week; single rooms 15c per night.

1370 MARKET—BET. JONES AND CITY Hall ave., unfurnished suite; water, gas.

TO EXCHANGE.

WHY NOT DO BUSINESS WITHOUT money? List your property with Labor Exchange, large home market, 118 Valencia st.

ROOMS TO LET.

1347 HOWARD ST.—NEWLY FURNISHED room.

2120 MISSION—FURNISHED FRONT BAYwindow room.

HANDSOME SUNNY ROOMS WITH RUNning water; 3 minutes from Kearny st. Address R. W., box 37, Call Office.

334 THIRD—2 UNFURNISHED ROOMS IN rear; good accommodation; $5 and $6.

20 TURK—LARGE SUNNY FRONT AND small rooms: price reasonable.

42 TURK — FURNISHED ROOMS, FRONT suites and single.

111 TURK — NICELY FURNISHED FRONT rooms, first floor; suitable for 1 or 2 gentlemen: price $13.

623 TURK—LARGE SUNNY ROOM; ALSO an alcove room; cheap.

230 TURK — LARGE ALCOVE ROOM AND single room; very cheap.

201 TURK—LARGE SUNNY ROOM; ALSO single, with board.

308 SUTTER—ROOMS $1 50 WEEK AND UP; transient rooms a specialty.

417 MASON—NICE SUNNY ROOMS.

422 McALLISTER — FURNISHED ROOMS; single and double; running water.

629 POST — LARGE NICELY FURNISHED front room; large closet; gas; can be used for light housekeeping; rent low.

2 NEATLY FURNISHED ROOMS. 637 STEVenson st., bet. Seventh and Eighth.

1130 HOWARD — NICE LARGE SUNNY furnished room; suitable for 1 or 2; $5.

419 CASTRO, BET. 17TH AND 18TH—NICEly furnished sunny front and back room.

114 EIGHTH ST.—SUNNY UNFURNISHED rooms, single or en suite; references.

720 LEAVENWORTH—PLEASANT SUNNY rooms; suitable for gentleman and wife; bath.

THE DELAWARE, 1141 AND 1151 MARKET st., bet. Seventh and Eighth—Choice rooms; furnished or unfurnished; en suite or single; by day, week or month; also offices; running water; incandescent lights; tiled hearths; mantle mirrors; grates and closets; every room light and sunny. MRS. S. SAUNDERS.

26 SOUTH PARK—LARGE SUNNY FRONT room with 3 windows; suitable for 2 gentlemen or man and wife.

1065 MARKET — NICE FURNISHED rooms for housekeeping; single rooms and one unfurnished room.

441 McALLISTER — 4 LARGE SUNNY rooms, nr. City Hall; $7 to $12.

104 SILVER—NICE FLAT; 5 ROOMS AND bath; rent $22 50 per month.

1200 LARKIN, OPP. BATHS—SUNNY FURnished front room, $5 month; other rooms.

2109 STEINER, NEAR CALIFORNIA—Family, 2 adults, with nicely furnished home, will rent nice sunny bedroom, with use parlor and kitchen; opportunity for couple; reasonable.

FREE REMOVAL OF BAGGAGE TO NEW rooming-house. 112 Taylor: $8 to $25 month.

667 MINNA, COR. EIGHTH—NICELY FURnished bay-window rooms: $1 week.

443½ BRYANT, NEAR THIRD—NEATLY furnished sunny room and bath, $7 50.

52A SOUTH PARK—NEWLY FURNISHED sunny suites and single; suitable for 1 or 2 gentlemen.

FIRST-CLASS CLOTHING SALESMAN. 541 Market st.

622 TWENTY-FIRST — A LARGE SUNNY front room; newly furnished.

1129 HOWARD — SUNNY FRONT FURnished rooms; $5 up; also housekeeping rooms.

3 PEARL, COR. MARKET, OPP. OCTAVIA—1 sunny bay-window room, well furnished, for man and wife; running water; folding bed.

426 FULTON—4 ROOMS, UNFURNISHED; rent $10.

821 FOLSOM—THREE SUNNY ROOMS AND kitchen; price $7 per month.

122 EIGHTH—FINE FURNISHED ROOMS; new house and furniture; gas and bath.

1300½ STOCKTON—NICELY FURNISHED room to let; rent cheap.

724 O'FARRELL—SUNNY FRONT SUITE; also single; rent reasonable; gas and bath.

721½ BUSH—SUNNY FURNISHED ROOM; private family; reasonable.

611 PINE—DOUBLE SUNNY ROOM; ALSO single; quiet house; $5 and $8.

712 ELLIS—FURNISHED SUNNY ROOMS.

518 GEARY—ALL SUNNY ROOMS; WILL rent very reasonable to neat roomers from $8 up; everything new: hot and cold water.

GERARD HOUSE, 142 SEVENTH—FURnished rooms, single and double, housekeeping.

GRAND SOUTHERN, COR. SEVENTH AND Mission—Rooms all light; water, gas and electric bells; elevator runs from 7 A. M. to 12 P. M.: single, 50 cents; suites, $1 day; $2 50 and $5 week up.

YOSEMITE HOUSE, 1045 MARKET, BET. Sixth and Seventh—Single and suites; per night, 35c to $1; week, $1 50 to $5; families.

ARLINGTON HOUSE, 127 KEARNY—PLEASant sunny rooms, en suite and single; first class in every respect; terms reasonable.

THE SHERMAN APARTMENT-HOUSE; 129 new sunny rooms; strictly respectable; half price of best hotels with equal accommodations; very central. 28 Eighth st., near Market.

BOARDING AND ROOMS.

817 VAN NESS AVE., COR. ELLIS—NEWLY furnished; fine view; nice lawn; rooms single and en suite; very sunny; first-class board; reasonable.

THE BERESFORD, BUSH AND STOCKTON; first class; $1 50, $2 per day; with parlor, $2 50. WM. CHAMBERLIN, Prop.

FURNISHED ROOMS WITH 2 MEALS A day; 1 or 2 gentlemen; nicest location in Mission; private family. Address B. W., box 117, Call Office.

DEVONSHIRE, 725 PINE ST.—QUIET, SElect home for permanent or transient guests; table excellent; woman cook; summer rates.

1410 OCTAVIA—LARGE SUNNY FRONT alcove suite, with board; also single rooms

A YOUNG LADY WISHES TO BOARD A child. Apply 653 Third, near Townsend.

STORES TO LET.

207 AND 211 POLK—VERY NICE STORES; 4 rooms each; nice location; $20.

$10. STORE AT 321 NOE, NEAR MARKET street.

FOUR-STORY BRICK AND IRON BUILDING and basement, 508 Sacramento st., containing elevator, power, etc.; rent $80. Apply DAVID STERN & SONS, 20 Montgomery st.

OFFICES TO LET.

TO LET—FRONT SUNNY OFFICES; FIRST floor. 12 Montgomery st.

DESK ROOM AT ROOM 6, SIXTH FLOOR, Mills building.

EDUCATIONAL.

COMPETENT TEACHER WILL INSTRUCT in English branches; private or evening lessons. 321 Geary st., basement.

HYPNOTISM — LESSONS IN HYPNOTISM and mesmerism; clairvoyants developed by J. DIAMOND, 406 Sutter st., rooms 50 and 51.

CANDIDATE FOR TEACHERS', ANY COLlege or civil service examination prepared. Success guaranteed. Address "Tutor," box 40, Call Office.

VERTICAL AND POINTED HANDWRITING taught. C. EISENSCHIMEL, 235 Kearny.

BELASCO'S LYCEUM SCHOOL OF ACTING—Private theatricals arranged; pupils rehearsed on stage. R. 5 & 12, I. O. O. F. block, 7th and Market.

VOCAL TEACHER, JOSEPH GREVEN, IMproves and beautified even spoiled voices and procures positions for his pupils. 82 Ninth st.

MRS. MELVILLE-SNYDER, ORATORICAL, Vocal and Dramatic Academy, 519 Van Ness ave.; vocal classes Monday, 8 P. M., $1 month; dramatic classes Wednesday, 8 P. M., $3 month; also private lessons and piano; ladies and gentlemen coached for professional or amateur stage (stage for practice).

STIEHL'S SHORTHAND AND BUSINESS College, 723 Market st.: diploma course $30.

TARR'S INST., 659 MARKT—BOOKKEEPING taught in 6 weeks. We pledge ourselves to keep free for 6 months books our graduates fall on.

ENGLISH BRANCHES TAUGHT BY MISS DILLON, 14 McAllister st., room 46.

HEALD'S BUSINESS COLLEGE. 24 POST Bookkpg, business practice, shorthand, typing, electrical