CITY REAL ESTATE.

G. H. UMBSEN & CO., REAL ESTATE AGENTS, RENT COLLECTORS AND AUCTIONEERS.

14 Montgomery st., near Market, San Francisco.

Call and obtain one of our "Real Estate Records," which contains a list of properties for sale in all parts of the city.

IMPROVED PROPERTY.

$11,000. PACIFIC HEIGHTS MANSION; Broadway; elegant bay-window residence of 9 rooms and bath; grand marine views; lot 35x100.

$40,000. BARGAIN; OWING TO ILL-health; business corner near Market st.; improvements well rented, and lot 50x90; positively must be sold.

$12,500. LOVELY WESTERN ADDITION home; nice 2-story bay-window residence of 10 rooms and bath, laundry, basement, etc.; brick foundation; stone walks; all modern improvements and conveniences; large grounds; 62:6x112:6 with ell 25x37:6; nice garden; Broadway; well located; furniture included.

$8000. CORNER ON O'FARRELL ST.; business location; 2-story and basement, bay-window house of 9 rooms and bath; brick foundation; stone walks, etc.; basement could be easily converted into a store at little expense; stable etc.; both streets accepted; 25x92:6.

$5000. BUSINESS CORNER ON 25TH ST.; store and 3 rooms and flat of 5 rooms and bath; brick foundation; this is cheap; one-half of lot vacant.

$20,000. RENT $2100 PER ANNUM; several new modern flats on San Jose ave.; lot 63x90.

$3500. CHEAP; SUTTER-ST. RESIDENCE of 7 rooms and bath; bay-window; brick foundation; stone walks, etc.; street accepted.

$5500. WILL SELL OR TRADE FOR CITY property; Ashbury Heights; substantial house of 12 rooms and bath; nicely furnished; all modern improvements and conveniences; good renting location.

$10,500. AN ACTUAL PICK-UP; PAGE st.; 2 frontages; 2 bay-window flats of 7 and 6 rooms and bath each; brick foundation, etc., and cottage of 4 rooms; 54:2x120, less 6:8x60; about ⅔ of lot vacant.

$6000. GUERRERO ST.; ELITE LOCATION; lovely home; nice 2-story bay-window residence; all modern improvements; lot 24:6x105.

$1735. NEAR MISSION-ST. ELECTRIC road; cottage of 5 rooms, etc.; stable; windmill, chicken-houses; well supplying several families, large lot; 50 feet front; easy terms.

$16,500. SPLENDID DOWNTOWN INVESTMENT; on Larkin st.; stores and flats; rent $1690 per annum; bay-window, brick foundation, stone walks, all modern improvements and conveniences; lot 40:6x87:6.

$3000. A SNAP; RENTS $378 PER ANNUM; 2 good bay-window flats of 5 and 6 rooms and bath each; on 18th st.; lot 25x114; always rented; owner forced to sell.

$6000. CHOICE LOCATION ON JACKSON st.; 2-story and basement house of 7 rooms and bath; lot 34:4½x137:6.

$7000. ONE OF THE LOVELIEST homes in the city; nice 2-story and finished basement residence of 9 rooms and bath; bay-window, brick foundation, etc.; conservatory; laundry; beautiful grounds; lot 30x122:6.

$3100. A PICK-UP; FAIR OAKS ST.; 2 houses and lot 42x135:10; part of lot vacant.

$5250. WILL SELL OR TRADE FOR A country business store; well located business corner; 2-story and basement bay-window house in store and flat; lot 25x104; store of 2 rooms; flat of 5 and bath; cause of selling ill health.

$3000. WILL SELL OR TRADE FOR A small ranch near the city; 2 substantial flats of 5 and 4 rooms and bath; rent $27 per month; lot 25x125; well located in the Western Addition.

UNIMPROVED.

$3000—Corner lot on Castro st.; 39x114.
$1100—A pick-up; Noe st.; 25x100.
$1000 each—Several lots on 25th st., nr. Church; 25x90 each.
$600—South San Francisco; 17th ave.; 50x100; level lot.
$900—Richmond; 8th ave.; 25x120.
$1000—Clipper st.; 25x114.
$2750—Speculators, attention; 10 level lots, including 2 corners, near Cortland ave.; short distance from Mission electric road; these lots will subdivide and sell readily on installment plan.
$6000—Pacific Heights; elegant residence lot; 30x100; grand marine views.
$2500—Valencia st.; business location; 62:6x90.
$1800—Army st.; 80x114.
$1100 each—2 lots, 25x114; 6th ave.; cheapest lots in Richmond.

G. H. UMBSEN & CO., 14 Montgomery st.

REAL ESTATE FOR SALE BY WILL E. FISHER & CO., REAL ESTATE AGENTS, 14 Post st.

$4500. GROVE-ST. FLATS; INCOME $38.

$7500. CALIFORNIA-ST. RESIDENCE, near Devisadero.

$8500. GEARY-ST. STORE AND FLATS; income $75.

$2250. COTTAGE, CLOSE TO GEARY st.; 50x116.

LOTS FOR SALE ON INSTALLMENT PLAN.

$1500. GREEN ST., NEAR PIERCE; $100 down and $15 per month.

$450. B ST., NEAR 22D AVE; $25 DOWN and $5 per month.

$600. A ST., BET. 18TH AND 19TH AVES.; $50 down, $10 per month.

$750. POINT LOBOS AVE.; $25 CASH, $5 per month.

$1600. GEARY-ST. LOTS; $100 DOWN and $15 per month.

Call for our list of houses and lots for sale on the installment plan.
WILL E. FISHER & CO., 14 Post st.

PARK LOTS FOR BUILDING.
$500—Block bounded by Point Lobos ave. $82—
$350—Clement st. and 34th and 35th aves.
$400—
$500—Electric-cars will run on Clement st. and
$750— Point Lobos ave. within 30 days.
Terms—$25 cash; balance $5 per month.

BUILDING LOTS SOUTH OF PARK.
$500—On 10th and 11th aves. and L and M sts.; property all graded; fine marine and park view; terms, $25 cash; balance $10 per month.
Apply to WILL E. FISHER & CO., real estate agents, 14 Post st.

$59,000. RENTS $435 A MONTH.
Must be sold; downtown business corner; short distance from Kearny and Sutter; large lot; 70 feet square; fine 3-story building.
BURNHAM & MARSH CO.

$26,650. BUSINESS CORNER.
North of Market, near Market and City Hall; both streets accepted; cement walk; large lot, 50x75; fine brick basement under entire building; new 3-story building, store and flats, with all modern improvements; same tenant in store for last 5 years; rents for $179 a month; price reduced to make quick sale. This should be seen at once, as it is a forced sale and will not be long on the market.
BURNHAM & MARSH CO.

$14,000. RENTS $90.
Business property; McAllister st.; fine 3-story building; lot 27:6x120 to rear street.
BURNHAM & MARSH CO.

$9250. RENTS $62.
Fifth st.; business corner; 1 tenant for 5 years; must be sold.

$5500. RENTS $45.
Beautiful new flats; sunny side of Bush st.
BURNHAM & MARSH CO., 428 Montgomery st.

OCEAN VIEW LOTS, OCEAN VIEW LOTS!!
Ocean View lots; cash or installments. A. P. A.
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THISTLETON & CO., Ocean View Station.

WILSON & CARR, 18 POST ST.

A FEW BARGAINS.
$14,000, worth $17,000—Valencia st., near 16th; fine improvements.
$12,500—Hyde st., above Sutter; 42x137:6; with improvements.
$7250—Elegant flats; Broderick st., near Fell; well rented.
$7250—Pays 12 per cent; 3 new flats on Fulton st.; 6 and 7 rooms.
$2750—Pays 14 per cent; 3 flats; 9th and Bryant.
$600 each—Given away; 2 lots; Diamond st., near 21st; 25x125. WILSON & CARR, 18 Post st.

$250 DOWN, BALANCE SAME AS RENT; elegant new residence of 10 rooms; frescoed parlors; porcelain tubs; heaters, etc.; price, $7400. Apply 321 Lyon st., near Hayes.

$350. WORTH DOUBLE; 27x100; BEMIS st., nr. Castro; block from electric cars; ready to build. J. R. ROCHE, P. O. box 1876.

CITY REAL ESTATE.

MADISON & BURKE, REAL ESTATE Agents; established 1858; 626 Market st.

IMPROVED PROPERTY.

MASON-ST. BUSINESS LOCATION, NEAR Jackson; two houses; lot 45x57:6 to rear street; only $9000. MADISON & BURKE.

$4500. REDUCED — WEBSTER, NEAR Geary; 7 rooms and bath; lot 22:6x87:6; small amount cash. MADISON & BURKE.

$5000. UNION ST., NEAR OCTAVIA; large house and grounds; lot 37x137:6; street accepted. MADISON & BURKE.

$11,000. RENTS $116; LANGTON ST., nr. Folsom; new flats; lot 100x80. MADISON & BURKE.

$10,700. SAN JOSE AV., COR. TWENTY-sixth; pays 10 per cent steadily; lot 65x70. MADISON & BURKE.

$9500. JACKSON, NEAR FRONT; RENTS $50; lot 20x60. MADISON & BURKE.

$7000. GUERRERO, NR. ARMY; 3 FLATS; rents $54; lot 25x100. MADISON & BURKE.

$5000. 4 FLATS; STEVENSON ST., NEAR Ridley; rents $48; lot 26x77:6, street accepted. MADISON & BURKE.

$7000. SACRAMENTO, NR. PIERCE; 8 rooms and bath; lot 26x103. MADISON & BURKE.

$6000. 20TH ST., NR. VALENCIA; 6 rooms and bath; in good order. MADISON & BURKE.

$2100. LANGTON, NEAR HARRISON; 2 flats; rents $18; lot 25x80. MADISON & BURKE.

SAUSALITO BARGAIN; 2 HOUSES AND large lot, 53x260; only $2500; fine view. MADISON & BURKE.

UNIMPROVED PROPERTY.
Market st., NE. cor. Herman; 25x100; $7800.
Reduced to $4000—Mission st., near 30th; 26x178 to San Jose ave.; or will subdivide.
$4500—24th, NE. cor. Vicksburg; 50x114.
$4000—65x117:6; SE. cor. Sanchez and 23d.
$2750—Clement, nr. Eleventh ave.; 70x75.
$2400—Castro, cor. Elizabeth; 26:6x105.
$2000—Golden Gate, near Lott; 25x110.
California, cor. 22d ave.; 57:6x100; $2000.
$1350—Jessie, nr. Herman; 25x77:6; part cash.
$1250—Lake, corner 9th ave.; 30x72.
$1000—Homestead, near 24th st.; 50x125, or will sell 25x125.
Sanchez, cor. Valley; 26:6x100; $1250.
$900—8th ave., near Point Lobos; 25x120.
$450—N. side Bismarck, bet. Mission and San Jose roads; lot 40x100; electric-cars pass within 200 feet; a pick-up.
Sausalito large lot; two fronts; grand view; 63x145; only $7000; easy terms.
MADISON & BURKE, 626 Market st.

LOUIS SCHLOSS,
Rooms 24 and 25, Crocker Building, S. F.

$70,000 FOR A CHOICE PIECE OF business property on 3d st.; fine investment.

$50,000. A BARGAIN IN BUSINESS property on 4th st.; don't wait, but come at once.

$100,000 FOR THE CHOICEST PIECE of residence property in the Western Addition; 2 fifty-varas.

SANTA CLARA COUNTY PROPERTY TO exchange for San Francisco property; free from incumbrance.

$400. MISSION LOTS ON THE INSTALLment plan.

$500. MISSION LOTS ON THE INSTALLment plan.

$5000. 2 NICE FLATS, RENTING FOR $40 per month.

$3250 FOR A GOOD BUILDING LOT NEAR Market st.

If you have money now is the time and this is the place to invest it in.

LOUIS SCHLOSS,
Rooms 24 and 25, Crocker Building, S F.

AL HORIGER. LOUIS A. SOUC.
L. A. SOUC & CO.,
REAL ESTATE AND INSURANCE BROKERS.

HOUSES RENTED. RENTS COLLECTED.

465 AND 467 VALENCIA ST., NEAR 16TH.

$6500—30x122:6; Mission st., near 19th; 2 bay-window houses 6 rooms and bath each; look at this for an investment.
$6750—25x90; Valencia st., near 20th; bay-window house 8 rooms and bath; in perfect order; fine business block.
$2750—25x114; 22d st., near Valencia; 2-story house 6 rooms and bath; street bituminized; cars pass the property; lot worth the money; must be sold.
$6000—50x114; Dorland st., near Guerrero; 2-story house; 8 rooms, bath, laundry; all in perfect order; fine grounds.
$6250—25x115; Guerrero st., near 14th; bay-window flats, 5 and 6 rooms and bath; modern improvements; always rented.
$5000—25x90; 17th st., near Valencia; modern bay-window cottage, 5 rooms and bath; 7-foot basement; servant's room; in perfect order; cozy home; easy terms.
$4700—50x115; Fair Oaks, nr. 24th; 2-story house, 10 rooms and bath; laundry; large basement; hothouse; fine garden.
$4500—25x100; 17th st., nr. Howard; bay-window house, 7 rooms, bath; street work all done and accepted.
Our list comprises some of the best property in the Mission. Lots of all sizes in any of the homesteads; also good business corners in any part of the Mission. Call and get a list and prices.
If you want your vacant houses rented place them with us.
L. A. SOUC & CO., 465 and 467 Valencia st., near Sixteenth.

$3300. RENTS $408 PER ANNUM; NE. corner Jones and Valparaiso sts., bet. Filbert and Greenwich; 4 flats. CHARLES C. FISHER, 507 California st.

$5150 WILL BUY THESE 3 PROPERTIES in block bounded by Mason and Taylor sts., Sacramento and Clay—2-story frame, lot 25:10x58, S. side Ewer st., 111:8 W. of Mason; 2-story frame, lot 20x60, N. side Ewer st., 117:6 W. of Mason, also fronting on Malvina place; 2-story frame, lot 22:6x30, W. end of Ewer st.; must be sold as a whole. CHAS. C. FISHER, 507 California st.

$1800. 110x100: SW. COR. NEY AND Craut sts.; College Homestead Association, off Mission st., near St. Mary's College; all fenced in; in the block bounded by Mission, Crant, Ney and Marshall sts.; title perfect; abstract of title furnished purchaser; exclusive sale. CHAS. C. FISHER, 507 California st., bet. Montgomery and Kearny.

$200. 157:6x100; LOT 6, BLOCK 196, ABbey Homestead Association, San Mateo County. CHAS. C. FISHER, 507 California st.

A. M. SPECK & CO., 30 MONTGOMERY ST.
Five-room cottage on large lot near car line.. $650
Four flats on Harrison st., near 10th; lot 25x100; easily rented for $40; rare bargain..... 3000
Five-room cottage; lot 25x130; vicinity Castro and 20th; $500 cash down; price..... 2000
Two-story house and basement in fine order; 29:6 feet frontage; Chestnut st., near Stockton; if sold this week..... 2800
Two-flat building of 10 rooms; 2619 Folsom; stable in rear; lot 22:6x125..... 3000

REAL ESTATE FOR SALE.
C. H. REYNOLDS & CO., 833 MONTGOMERY.

Bernal Heights—Gift Map lots on Cortland, Powhattan and Crescent aves.
$4000—Washington st.; cheap house and lot; near Leavenworth; on car line.
$3000—Montgomery st.; corner 50-vara lot.
$1500—Large NW. corner lot; 43d ave and C st.
Sixth ave.; Central Park lots; very desirable; nr. electric-cars and Railroad ave.

WANTED—WE HAVE A NUMBER OF clients looking for business properties; wish to invest $10,000 to $50,000; paying fair interest on the investment; north of Market st. preferred. McAFEE BROS., 108 Montgomery st., San Francisco.

RICHMOND BARGAINS.
$1000—NE. corner Lake st. and 13th ave.; 40x72; sewered.
$955—California st., nr. 16th ave.; 40x96:1; cash or terms.
$1050—18th ave., near Clement st. and Sutro road; 50x120 on grade.
$1150—Lake st., near 1st ave., 25x100; on cable line.
$700 each—15th ave. between Clement st. and Point Lobos ave.; 2 fine lots 25x105 each; easy terms.
H. E. POEHLMAN, 415 Montgomery st. Send for circular.

FOR SALE—LARGE NINE-ROOM HOUSE, nearly new; nicely finished; in best part of Western Addition; must be sold quickly; owner goes East; price extremely low; terms easy. Address Western, box 38, Call Office.

CITY REAL ESTATE.

SHAINWALD, BUCKBEE & CO., REAL ESTATE AGENTS, 218-220 MONTGOMERY ST., MILLS BUILDING.
HOUSES RENTED.

$300—$25 cash, $10 a month; lots 25x100 feet on De Haro st., bet. Sierra and Nevada.
$1000—$50 cash, $10 a month; lots on Eighth ave., near California, two blocks from Sacramento-st. cable; lots graded and ready to build on; streets sewered.
$10,500—City Hall lot, Park ave., next to Title Insurance Company building; 25x100; best bargain offered this year.
$6500—Hyde st., near Sutter; good 2-story house; rents $35; lot 25x87:6.
$8500—Castro and 15th sts., SW. corner; 71:9x120; fine view.
$4350—SW. corner Laguna and Union sts.; 37:6x100.
$5500—Folsom st., near 14th; three flats of 5 and 6 rooms and bath; rents $42; lot 25x122:6.
$10,000—Van Ness ave. corner at a bargain; SW. cor. Bay; 123x112:6.
$3650—Devisadero st.; business lot; near Eddy; 25x100; cheap.
$2600—Lake st. and Third ave.; NW. corner; 40x100.
$1200—Lake st., N. line, near 3d ave.; 25x120.
$3350—234 8th ave., near Clement st., Richmond district; lot 30x120, and modern cottage of 5 large rooms and bath, high basement; easy terms if desired.
$17,500—Rents $1560 per annum; Turk st., near Buchanan; front and rear improvements; lot has two frontages; both streets accepted; lot 51:10x120.
$7500—Rents $70 per month; Moss st., near Howard; 6 flats, 4 and 5 rooms and bath; brick foundation; lot 50x75; price reduced from $9000.
$7500—$1100 cash, bal. $50 per month; new modern residence of 10 rooms and bath; grand view of Golden Gate Park, ocean and Golden Gate.
$6000, may be less—Modern residence on Clay st., near Walnut; 7 rooms and bath; street accepted; lot 25x102:8¼; will take part cash; bal. in city or Berkeley real estate.
$6000—$2000 cash, bal. on installments; cor. on 4th ave.; improvements modern and only 3 months old; store, flat and stable; lot 32:6x100.
$4500—Offer wanted; must be sold to close an estate; house of 8 rooms and bath; stable, etc.; lot 52x100 feet; Mission proposition.
$2700—239 Chattanooga st., bet. Dolores and Church, near 24th; 2-story house of 6 rooms and bath; stable; lot has two frontages.
$2000—Clay st., north side, near Cherry; fine view of Park; lot 20x100 feet; or two lots at same rate.
$12,000—California st., near Larkin; 2 houses; rents $100; lot 39:6x80.
$3750—Fillmore st., W. line, bet. Hayes and Grove; 25x100; or 3 lots at same rate; terms, ¼ cash.
$10,000—Bush st., close to Van Ness ave.; lo 25x120 to rear street; 2 houses; rents $70; hal cash if desired.
$2500—Page st., S. line, near Baker; lot 25x137:6.
$7250—Rents $54 per month; Vallejo st., near Hyde; front and rear improvements; lot 43:9x137:6.
$6500—2 sunny modern flats on Laguna st., near Green; 12 rooms and bath; income $55 per month; lot 25x137:6.
$5800—Handsome cottage of 7 rooms and bath; on E. side of Steiner st., near Sutter; large lot, 27:6x100; very cheap.
$3900—80x114; NE. corner Noe and Army sts.; street work all done.
$3000—Worth $4500; Bush st., near Scott; lot 27:6x137:6; street accepted by city.
$1300—Jessie st., near 14th; lot 25x65; or 3 lots at the same rate.
$2000—Church st., bet. 15th and 16th sts.; 25x125 feet; on line electric road.
$3000—Washington st.; north side, near Central ave.; lot 25x102:8¼ feet.

The above is only a partial list. We will be glad to furnish a complete list on application.
SHAINWALD, BUCKBEE & CO., 218-220 Montgomery st., Mills building.

Mrs. Nagger—Do you remember how, when we were first married, you used to call me your white lily?
Mr. Nagger—Yes; and if you insist on a floral nickname now I will call you my tiger-lily!

A BAY-WINDW COTTAGE ON LIBERTY STREET.
$2200 only—Liberty st., near Church; contains five rooms and bath; lot 25x114.
$300 cash, balance in monthly installments.
BALDWIN & HAMMOND, 10 Montgomery st.

$400—$475. CHEAP LOTS.
Fronting on Carolina and Wisconsin sts., near 24th st.; close to Union Iron Works and the sugar refinery.
Easy terms; $20 cash, balance $5 per month; all ready for building; water piped to each lot.
BALDWIN & HAMMOND, 10 Montgomery st.

CHEAP BUSINESS —AND— RESIDENCE LOTS IN ALL PARTS OF THE CITY.
JUST THINK OF IT—ONLY $1750 EACH.
Fine building lots on Bartlett st., bet. 21st and 22d; street paved with bituminous rock and accepted.
$2250—Lyon st., nr. Fulton; size 25x100; street paved and accepted by the city; stone sidewalk; only two blocks to the park.
Cheap lots on 8th ave., near D st.; street work all done; Sutro's electric road now being constructed on 8th ave.
$3600 only—A good business location; Devisadero st., near Page; 25x100.

Send for our PRINTED LIST of property for sale in all parts of the city.

Apply to BALDWIN & HAMMOND, 10 Montgomery street.

BARGAIN ON BRYANT ST.
$4000 only—Must be sold; 2-story and basement house on Bryant st., near Third; contains 11 rooms and bath; lot 20x80 to rear street.
BALDWIN & HAMMOND, 10 Montgomery st.

VERY CHEAP.
$3100—A nice cottage on Natoma st., near 6th; contains 5 large rooms; lot 25x75.
BALDWIN & HAMMOND, 10 Montgomery st.

JUST THINK OF IT. A MODERN COTTAGE.
$1800 only—18th st., bet. Sanchez and Church; contains 4 rooms and bath; lot 25x114.
BALDWIN & HAMMOND, 10 Montgomery st.

ADMINISTRATOR'S SALE. A GREAT BARGAIN.
$5000—An offer wanted; Collingwood st., near 19th; 3 fine flats; lot 27:6x110.
BALDWIN & HAMMOND, 10 Montgomery st.

FINE BUILDING LOTS.
$3250 each — Hayes st., bet. Fillmore and Steiner; within walking distance of town; each 25x137:6.
BALDWIN & HAMMOND, 10 Montgomery st.

CHEAP BUILDING LOTS.
$700 each—15th ave., bet. Clement and California sts., size of lots 25x127:6; street graded and macadamized; Sutro electric cars on Clement st.
ONLY $50 CASH.
BALANCE $10 PER MONTH.
BALDWIN & HAMMOND, 10 Montgomery st.

JOHN PORR, 329 MONTGOMERY ST., OPP. Safe Deposit, offers for sale:
Reduced to $16,000—A great bargain; only $8000 cash wanted; Mission st., near 13th; lot 44x138, with 3 well-built houses; store and dwellings; rent $100; must be sold; make offer.
$20,000—Rent $140; fine 3-story house on Folsom st., near 5th; 2 stores and flats of 6 and 7 rooms and bath; lot 50x80.
$13,500—Fine corner near the new City Hall; 4-story bay-window house, store and rooms above; rent $130.
$30,000—Jessie st., east of 4th; 137:6 feet front, 80 depth, with improvements; a first rate investment in the very center of the city; any reasonable offer will be considered.
$2500—Rent $100; large 2-story building of 35x100 feet; corner 4th and Brannan sts.; saloon and store below and 20 rooms upstairs; built on leased ground; lease 10 years to run yet.
Reduced to $32,000—Northwest corner Mission and 17th sts.; lot 65x100 feet, with improvements; 2 story; 3 stores, 3 flats and 2 cottages; rent $200.
$11,000—Rent $115; fine corner, 30x80; fine nearly new improvements; in business part of the city.
$5200—Brannan st., nr. 3d; good brick 2-story and basement store and 5-room dwelling; lot 25x80; rent $40.
$3100—7th st.; store and 6 rooms, and stable for 8 horses; rent $35.

DWELLING-HOUSE PROPERTY.
$3900—Rent $39; Ritch street, 2 story and basement house; lot 25x75.
$3100—A fine cottage, 5 rooms and bath, on 19th st., near Castro; on installments without interest.
UNIMPROVED.
Line lot, 28:8x127:8, on Sacramento st., near Eaguna; a stylish neighborhood.
$1500—Fine corner, 53x100, of 23d ave. and A st.
$3500—Lot 75x100 feet; cor. 19th and Eureka streets; make offer.

2 FINE FLATS OF 4 AND 5 ROOMS MUST be sold at once; always rented. Apply at 1415 25th st., near Castro, or to C. H. WORKMAN, 630 Market.

2 BUILDING LOTS ON 18TH ST. CHEAP; slaughter-house pays big interest; must be sold at once. For further particulars apply to C. H. WORKMAN, 630 Market.

NEW HOUSE, 7 ROOMS AND BATH; COMplete; will exchange for vacant lots in city. Particulars apply C. H. WORKMAN, 630 Market.

RIGHT ON THE PROPOSED NEW ELECTRIC road to the racetrack; 3 lots, worth $600 each; owing $350 each; will exchange. Box 35, Call.

CITY REAL ESTATE.

A. H. LISSAK. O. F. VON RHEIN

O. F. VON RHEIN & CO., REAL ESTATE Agents, Auctioneers and House Brokers, 513 California street.

New houses: Cole, near Waller; prices to suit the times and very easy terms; 25x125; handsomely finished in modern styles and comforts.
Post, near Larkin; 30:6x120 to rear street; 4 flats, front and rear; rents $120.
22d and Guerrero; 27x90; store with rooms in rear; flat above, 6 rooms and bath; rents $46.
$30,000—Post, near Buchanan; 75x137:6; front and rear houses; rents $195.
$15,000—Cor. Octavia and Broadway; 27x103; 12 rooms, baths and finished basement; fine new residence, with furnace and all modern conveniences; very easy terms.
$13,500—Cor. Waller and Shrader; 34:7x80; new building; 3 stores and 3 flats; rents $121.
$12,500—Folsom and Erie; 30x143; store and stable in rear, with 2 flats above, 15 rooms and bath; rents $85.
$12,500—Union and Jones; 62:6x120 to rear street; 2-story house, 7 rooms.
$9000—Fulton, near Broderick; 25x137:6; private residence, 13 rooms and bath; rent $65.
$8100—50-vara NW. corner Lombard and Kearny, with improvements.
$8000—Beaver, near Noe; 75x115; residence, 9 rooms, bath; stable; garden, etc.; rent $40.
$8000—Mission, near 19th; 30x90; house, 10 rooms and bath.
$8000—Ashbury, near 17th; 100x95; 4 flats, 7 rooms each; rents $80.
$8000—Montgomery, near Pacific; 22:9x68:9; 2-story house; lower story 2 stores, upper story 2 flats, 4 rooms each; rents $59.
$7500—Washington, near Powell; 23:2x137:6, to Parker alley; 3 houses; rents $72.
$7000—Chatham place, near Bush; 23:9x60; lodging-house and furniture, 3 stories, 22 rooms and bath; rent furnished $115.
$6000—Filbert, near Stockton; 45:6x67; cottage, 4 rooms, rent $10.
$6000—Powell and Vandewater, 20x68:9; 2-story house; restaurant and 12 rooms; leased at $50.
$6000—Bartlett, near 22d; 25:6x125; 2 flats, 11 rooms and 2 baths; rents $42 50.
$6000—Howard, near 5th; 22:6x80; front and rear house; rents $20.
$5800—Corner Pacific and Himmelman place; 20x62:6; 3-story house on Pacific; 2-story house on Himmelman place, 16 rooms rents $56.
$5700—23d, near Valencia; 25x114; 2 flats, 10 rooms and baths; rents $40.
$4800—Powell, near Lombard; 23x100; 2-story house, 9 rooms and bath.
$5200—Cor. Laguna and Harry, near Flibert; 25x90; 2-story house, 8 rooms and bath; all modern conveniences.
$5200—Union, near Kearny; 23:6x67:6; new improvements; shop with 2 rooms and 2 flats above; rear house 2 flats; total rents $59.
$5000—Sacramento, near Jones; 23x87:6; two-story house.
$5000—Moss, near Howard; 25x75; 3-story flats; 13 rooms; rents $47 50.
$5000—Dorland, near Church; 25x120; 2-story flats, 11 rooms and baths; rents $38.
$4500—19th, nr. Noe; 42x145; cottage, 7 rooms and bath; rent $18.
$4000—Haight, near Webster; 25x95; cottage 5 rooms.
$3200—19th, near Guerrero; 40x100; 2-story house.
$3200—Larkin and Rockland; 25x137:6 to West end; 3 frontages between Union and Green; cottage, 6 rooms; rent $15.
$3000—Shipley, near 5th; 25x75; front and rear houses, each for 4 families.
$3000—Lafayette place, near Green; 20x60; two-story double house, front and rear flats; rents $28.
$3000—Brannan, near 3d; 20x80; front and rear house; rents $28.
$2750—Bryant and Mariposa; 20:8x75; store and flat above.
$2600—27th, near Sanchez; 25x114; new cottage, 4 rooms.
$3000—Valparaiso, near Jones; 20x60; 2-story, flats, 9 rooms; rent $27.
$2400—Bernard, near Taylor; 21x60; 3-story house, 3 flats, 12 rooms; rents $27.
$2250—Francisco, near Mason; 22:11x60; 2-story-house of 7 rooms; rents $18.
$2000—Green and Calhoun; 22:11x68:9; near Sansome; house 7 rooms.
$1600—York, near 22d; 25x100; 4-room cottage.
UNIMPROVED.
$6000—Lombard, near Stockton; 52:6x137:6.
$3500—Liberty, near Dolores; 50x114.
$3000—22d, near Florida; 50x104.
$2000—California, near Maple; 27:6x132:7.
$1700—21st ave. and California st., Richmond; 57:6x100.
$1200—Cor. B and 25th ave.; 60x188.
$1000—Francisco, near Dupont; 22:10x68:6.
$900—2 lots; Cobb Tract, Chapultepec, near Cortland ave.; 25x70.
$900—Hancock, near Sanchez; 25x114.
$800—Mission road, near Brazil ave.; 25x83:6; Excelsior Homestead.
$400—27th, near Hoffman ave.; 50x114.
Lots on Clayton, Frederick, Waller, Belvedere and Tremont, on very easy terms and at market rates.

$100 DOWN AND $26 PER MONTH; PRICE reduced from $2850 to $2600; almost new modern cottage of 4 rooms and high basement; large lot; 1 block from cars; 22 minutes to Kearny st. Address GEO. STIERLEN, Hotel Fairmount.

FOR SALE—COTTAGE; 5 ROOMS, BATH; 430 Sanchez st. Apply 925 Hartford st.

MAXIMS FOR PURCHASERS OF REAL estate in San Francisco:
"A title to real property may be perfect of record and worthless in law."
"All losses in titles arise in those which are supposed to be good."
"Title insurance, like fire insurance, adds to the value of the property insured."

The subject of title insurance is one that ought to interest every investor. Every person who knows anything about real estate transfers will appreciate the value of a policy of insurance upon his title. It makes the property valuable, and after the insurance is once effected the title is easily and economically transferred.

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Money loaned on real estate at current rates of interest.
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L. R. ELLERT, Manager.

$1600 EACH — 2 LOTS ON FREDERICK st., bet. Cole and Stanyan; size 25x137:6; mortgage of $1000 each can remain; a pickup.
$12,500—Bargain in Western Addition; inside of Laguna st.; 3 flats, one of 7 and two of 8 rooms each; cost $13,000 to build; rents for $125 per month; lot 25x120 to rear street; both streets paved and all street work done.
Twenty acres on Ocean House road; near beach; cheap.
Cottages and villa lots on easy terms in Larkspur; very cheap.
Lots north and south of Golden Gate Park and in Excelsior Homestead very cheap on $5 monthly payments. J. W. WRIGHT & CO., 628 Market st., opposite Palace Hotel

BRICK BUILDING FOR BUSINESS PROPerty on Market st.; rent $7200 a year.
Corner Pacific ave. and Baker st., 55x137:6 ft.; price, $11,000.
E. side Stanyan st., bet. Carl and Frederick sts.; 25x100; price $2600.
50x127:6 ft. on Jackson st., overlooking the Presidio and bay; $6700.
Two modern houses, of 8 rooms each, at Park, 25x137:6 ft.; electric road passes houses; price reduced from $6500 to $6000; make offer.
2-story brick house of 9 rooms, with stable, in South Park; lot 45x125 ft.; price $7500.
Lot on Duncan st., bet. Noe and Castro; 25x114 feet; price $400.
Cottage house, 1367 Dolores st.; 5 rooms and bath, basement; on each side of Dolores st.; 25x95 feet.
Apply to C. C. BEMIS, Real Estate and Land Agent, 324 Montgomery street.

$2700. 439 27TH ST., BET. CHURCH AND Sanchez; house, 5 rooms; lot 28x114; 10-foot driveway; stable; chicken-house and garden front and rear; all in perfect order.

BARGAIN!
Jackson and Washington; double front; 205 feet; $7000; $34 per front foot; bet. Cherry st. and First ave. THOMAS MAGEE & SONS, 4 Montgomery st.

$900 CASH; HOUSE, 5 ROOMS, LOT 25x70; Roscoe st., near Crescent ave., Holly Park; Mission-st. cars, or apply at 64 Silver st.

HOUSE OF 5 ROOMS, BATH, LARGE CELlar and garden; lot 22:6x96. 2439 Larkin st.

NOW IS THE TIME TO BUILD, WHILE materials are cheap. Will build anything, anywhere; cash or easy monthly installments, plans included. O. W. FORSYTH, 640 Market st.

FOR SALE—A FINE HOUSE, FOUR ROOMS and large basement, stable, outhouses, garden, forty fruit trees, streets graded and a good well of water. Inquire at FRED MEINCKE, Five-mile House, Mission road.

$750. COTTAGE; 3 ROOMS; IN BERKEley; lot 40x120; $15 monthly.
$200—Half an acre, near university; steep and cheap.
Other houses and lots all over town.
CHAS. A. BAILEY, 46 Market st., or Berkeley station, Berkeley.

$1525. 1-5 CASH; LOT 25x110; 1 BLOCK from Golden Gate Park; east side Shrader st., near Waller. Apply owner 522 Howard st.

FOR SALE—A BARGAIN; CORNER LOT, 49x100, containing two houses, in the Mission; suitable for grocery; rented at present for $50. Apply to owner, Six-Mile House, on Mission Road.

CITY REAL ESTATE.

INVESTMENTS.
FOR INCOME.
FOR SPECULATION.
SEE THESE BARGAINS.
WE HAVE OTHERS ALSO.

$9000. HOWARD ST., BET. 5TH AND 6th—2 stores and flat; rents $780 per annum.

$7500. MISSION ST., NEAR 21ST—STORE and rooms in rear, and 2 flats above; good income or speculation.

$6500. 3 NEARLY NEW FLATS—5, 5 and 6 rooms and bath: 2 blocks N. of Market st.; rents $720 per annum; lot 26x96.

$6000. SUTTER ST., NEAR SCOTT—Store: 2 rooms in rear; flat above, 5 rooms and bath; and stable for 2 horses; lot 27:6x62:6.

$5700. NE. COR. BUCHANAN AND FILbert—Store, small house and 3 5-room cottages; always rented; pays good income.

$5100. 2 MODERN FLATS—4 AND 5 rooms and bath; Baker st., near Geary; rents for $500 per annum.

$4000. DIAMOND ST., NEAR 18TH—COTtage and rear house: 7 and 5 rooms and bath: rents $720 per annum; lot 25x125.

$4000. COAL YARD ON ELLIS ST., NEAR Steiner; office, sheds, stable and good-will of business; lot 25x137:6.
EASTON, ELDRIDGE & CO., 638 Market st.

BARGAINS
IN RESIDENCES.
HOMES FOR ALL
AT SACRIFICE PRICES.

$8500. PINE ST., NEAR PIERCE—HOUSE 10 rooms and bath; large lot, 42:4½x137:6; reduced from $10,000.

$7250. GOUGH ST., NEAR McALLISTER—house 10 rooms and bath; lot 25x100.

$6250. BROADWAY, NEAR LAGUNA ST. Cottage 7 rooms and bath; lot 30x112:6.

$5750. PINE ST., NEAR LAGUNA—HOUSE 8 rooms and bath; recently reduced from $6500.

$5500. TURK ST., NEAR DEVISADERO—House 8 rooms and bath; lot 27:6x137:6.

$5250. BRODERICK ST., NEAR SUTTER—House 8 rooms and bath; lot 27:6x137:6.

$5250. BAKER ST., NEAR CALIFORNIA—Cottage 6 rooms and bath; lot 25x106:3.

$5250. STEINER ST., NEAR SACRAmento—House 8 rooms and bath; lot