CITY REAL ESTATE.

G. H. UMBSEN & CO.,
REAL ESTATE AGENTS, RENT COLLECTORS AND AUCTIONEERS.
14 Montgomery st., near Market.

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.

$6000. BEAUTIFUL HOME ON PIERCE st.: 2-story bay-window residence of 7 rooms and bath; brick foundation; stone walks, etc.; street accepted by the city: nice location.

$2500. MUST BE SOLD TO CLOSE ESTATE: no reasonable offer refused; 24th st.; business location; building and lot 25x104; rent $12 per month.

$2500. COZY COTTAGE ON 20TH ST. OF 5 rooms and bath; bay windows; brick foundation; stone walks, etc.; lot 24x94; easy terms; small cash payments; balance same as rent.

$5000. STEINER ST.—RENT $42 PER month 3 substantial flats and rear house; lot 27:6x110; street accepted.

$4000. A GRAND BARGAIN; COR. ON Ellis st.; cottage of 6 rooms and bath, etc.; lot 30x75; both streets accepted.

$5850. RENT $600 PER ANNUM; 2 NICE new flats of 5 rooms and bath each; brick foundation, etc.; mortgage of $2000 can remain; Western Addition.

$4500. NICE BAY-WINDOW COTTAGE of 7 rooms and bath; garden and lawn; lot 26x137:6; sunny line of Pine st.; must be sold as owner is desirous of going East.

$4000. A GRAND BARGAIN; O'FARRELL st.; running through to rear street; bay-window residence of 7 rooms and bath; lot 22x82:6; 2 frontages.

$4000. WEBSTER ST.; VERY FINE LOcation; bay-window cottage of 5 rooms and bath, stone walks, etc.; street accepted.

$3000. RENT $42 PER MONTH; 2 HOUSES and lot 25x100; street accepted; Geneva st.

$1735. McCLELLAND ST., NR. CORTland ave., and only 10 minutes' walk from the Mission-st. electric-cars; will be sold on very easy terms: cottage of 5 rooms and basement; stable, chicken-houses, windmill and well, etc.; lot 50x75.

$3000. NICE BAY WINDOW COTTAGE of 5 rooms and bath; brick foundation, etc.; north side of 19th st.; lot 30x75.

$2300. TWENTY-FOURTH ST.—ON THE line of electric road; cottage of 5 rooms, etc.; lot 25:11x114; terms quite easy.

$3000. 3-STORY HOUSE OF 10 ROOMS and bath; brick foundation; stone walks; stable for 6 horses; lot 86x76; corner on Cortland ave; only 5 minutes' walk from the Mission-street electric-cars.

$9500. LOVELY RESIDENCE OF 10 rooms and bath; bay windows; brick foundation, etc., etc., on Hyde st.; lot 25x87:6; part cash.

UNIMPROVED.

$2000—Hermann and Germania sts.; 25x120; 2 frontages.
$1500—Offer wanted; 19th st.; 25x86; ready to build on.
$1000—60x200; near Cortland ave.
$3500—Elegant Pacific Heights residence; lot 28:1½x127:8¼; N. line of Clay st.
$12,500—In subdivisions; a grand corner on Washington st.; 127:6x137:8¼; these lots command superb and unobstructed marine views; unsurpassed.
$750—Parker ave., near Geary st.; a grand bargain; 25x103:4½.
$2000 each—McAllister-st. building lots; 2 each; 25x137:6; ready to build on; these are also giveaways.
G. H. UMBSEN & CO., 14 Montgomery st.

O'FARRELL & CO.,
REAL ESTATE BROKERS,
11 MONTGOMERY ST.
BUILDING LOTS FOR $375 TO $500.

AN OFFER WANTED—MODERN RESIdence on the north line of Page st., overlooking Golden Gate Park; the house has 10 rooms and bath, on the sunny side of the street and commanding a grand view; this is an opportunity, we think, to secure a residence at a low figure.

$2000. CHOICE BUILDING LOT ON THE north side of Grove st., which is the sunny side, nr. Lyon: lot 25x100; this is a pickup.

DOWNTOWN BUSINESS PROPERTY, TAYlor st., within two blocks of Market; any reasonable offer will be considered; good two-story building on the property; lot 26x85; this must be sold and we have instructions to submit any bid that may be made.

AN OFFER WANTED—TWO BEAUTIFUL building lots on I st., adjacent to cars; street work complete; a bargain; 25x100 each.

BUILDING LOTS FROM $375 TO $500. LOcated adjacent to the Mission-st. electric-car line and only 28 minutes' ride from the City Hall; lots are 25x100 and level, ready for building purposes; a great many of those that have purchased have built and are now occupying their homes: the cost of their cottages (which have 4 rooms) is $675, so that it is possible for you to secure a handsome new home for $1000; take the Mission-st. electric cars and ride to the end of the line (China avenue or Francis st.) and you will there find the block, and our representative, Mr. G. A. Turner, who will gladly give you any further information that you wish; terms to suit the purchaser.

AN OFFER WANTED; BEAUTIFUL MODern flats in the Western Addition of 6 and 7 rooms and bath each; lot 30x100; this is a genuine case of the owner positively wanting to sell and any reasonable offer that will be near the valuation of the lot and building will purchase it.

$5750. MODERN 2-STORY RESIDENCE of 9 rooms and bath on Devisadero st.; lot 25x106:3; this is a very cheap property.

$5000. BEAUTIFUL COTTAGE ON JACKson st. of 8 rooms and bath; handsome stable; offered at this low figure to satisfy a mortgage.

O'FARRELL & CO.,
Real Estate Brokers,
11 Montgomery st.

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

$8000. 50x100: ON 14TH ST., 68:9 E. OF Guerrero; make an offer.

IF YOU HAVE MONEY TO LOAN ON REAL estate I can place it for you; everybody wants money.

$8000. AN ELEGANT HOME, IN A GOOD location; house of 9 rooms; all modern; don't fail to see it if you want a home.

$12,500. CORNER BUSINESS PROPerty; former tenant got rich; it is the right place for the right man.

$400. CHOICE LOTS ON THE NOB HILL of the Petrero, near Union Iron Works.

$450. CHOICE LOTS IN BLOCK 191, NEAR the Rope Walk, Sugar Refinery, line of S. P. R. R., and near China Basin, the terminal of the San Joaquin Valley R. R.; title perfect; insured by the Title Insurance Co.; terms of sale will be made to suit purchaser, $2 per week.

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

TO EXCHANGE—A DESIRABLE COTTAGE of 5 rooms; bath, closets, pantry, basement; lot 50x170; clear of incumbrances; price $3800; for ranch.

A LARGE LOT, WITH 2 COTTAGES; CLOSE in; rent well; price $5000; clear of incumbrance; for ranch.

A LARGE 11-ROOM DWELLING; COMFORTable and roomy; ground 150x170; price $10,000; for ranch.

A CENTRALLY LOCATED BUSINESS PROPerty on San Pablo ave.; price $12,000; for San Francisco or Los Angeles property.

THIS IS ONLY A PARTIAL LIST OF GOOD properties I can exchange for ranches or acre tracts. J. H. EDSON, Real Estate Exchange, 60 San Pablo ave.

F. G. PARKER & CO.,
REAL ESTATE AGENTS, HOUSE BROKERS,
Point Lobos ave., near Sixth ave.
RICHMOND PROPERTY A SPECIALTY.

$2400—9 full lots, including corner on Clement st.
$1100—50x120, on 18th ave., near Clement st.
$2200—50x100, on Clement st., near 6th ave.
$3800—Corner; 57:6x100; 4th ave. and Clement st.
$500—50x120; close to 2 lines of cars.
IMPROVED.
$3250—Elegant new cottage 5 rooms and bath; Clement st., near 4th ave.
$2500—Modern 2-story house 6 rooms and bath; 11th ave., near Point Lobos ave.
$3000—2 stores; 5 rooms and bath; Point Lobos ave., near 1st ave.

30x80; CASTRO AND 25TH STS; ALSO 25x90 on 24th st., east of Sanchez, fine business location, part cash. Apply 1502 Castro.

$2700. 430 27TH ST., BET. CHURCH AND Sanchez; house 5 rooms; lot 28x114 feet; 10-foot driveway; stable, chicken-house and garden front and rear; all in perfect order.

$4600. CORNER; 80x80; 2 HOUSES; good order; rent $67 a month. 26 Chesley st., off Harrison, bet. 7th and 8th.

S. F. CITY LOTS: $100 UP. TERMS $10 down, $5 mo. THE McCARTHY CO., 646 Mkt.

CITY REAL ESTATE.

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

PRICES REDUCED ON NEW FLATS AND houses near the park; 2 houses in flats, 5 and 6 rooms and baths; houses 8 and 9 rooms; latest plumbing, decorating, frescoing, mantels and baths; lots 25x125; most liberal terms. Inquire for particulars, MADISON & BURKE.

IMPROVED PROPERTY.

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

$4250. REDUCED — WEBSTER, NEAR Geary: 7 rooms and bath; lot 22:6x87:6; small amount cash. 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.

$9000. FELL, NR. BAKER; RESIDENCE 9 rooms and bath; elegantly decorated: lot 25x137:6. MADISON & BURKE.

$8500. SACRAMENTO, NEAR STEINER; 10 rooms; billiard-room and large garden; sunny side; cheapest residence in the city; 31:8x127:8¼. MADISON & BURKE.

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

$6000. PAGE, NEAR BRODERICK; RESIdence of 7 rooms and bath: lot 25x87:6. MADISON & BURKE.

$5000. 4 FLATS: STEVENSON ST., NEAR Ridley; rents $44; lot 26x77:6. street accepted. MADISON & BURKE.

$4600. STEVENSON, NEAR 12TH—FLATS paying 1 per cent; lots 25x100. MADISON & BURKE.

$4000. BUCHANAN, NEAR FILBERT; flats; rents $32; lots 30x110. MADISON & BURKE.

$2700. COTTAGE ON HAMPSHIRE, NEAR 24th; 5 rooms and bath; lot 25x100. MADISON & BURKE.

$2250. ZOE PLACE, NEAR FREMONT and Folsom; 2 flats; rents $22; a bargain. MADISON & BURKE.

$2100. LANGTON, NEAR HARRISON; 2 flats; rents $18; lot 25x80. 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.
$3600—1st ave., corner Turk; 3 lots.
$2400—Castro, cor. Elizabeth; 26:6x105.
$1350—Jessie, nr. Herman; 25x77:6; part cash.
$1250—Lake, corner 9th ave.; 30x72.
Sanchez, cor. Valley; 26:6x100; $1250.
$900—8th ave., near Point Lobos; 25x120.
$840—California, cor. 17th ave.; 26:8x91:6.
$700—Noe, near 29th; 25x85.
$450—N. side Bismarck, bet. Mission and San Jose roads; lot 40x100; electric-cars pass within 200 feet; a pick-up.
MADISON & BURKE, 626 Market st.

LOTS.
LOTS FOR RESIDENCE,
LOTS FOR INVESTMENT,
LOTS FOR SPECULATION,
IN RICHMOND.

WILL NEVER GO DOWN,
MUST GO HIGHER,
NOW IS THE TIME
TO GET A HOME.
MAKE A START.
A RARE OPPORTUNITY
TO STOP PAYING RENT.

$200 Cash, balance in five annual payments, for Richmond lots in the block bounded by California and Lake streets and Eleventh and Twelfth avenues.

Lots ready to build on,
No grading or filling to be done.
Streets sewered and macadamized.
Cars on three sides.
Heart of Richmond.

SOME LOTS ALREADY SOLD.
ALL WILL SOON GO.
DON'T DELAY A DAY.
PRICES FIXED A YEAR AGO.
PRICES ADVANCED ALL AROUND.

These lots are in a splendidly situated block in the line of the City's growth. It is estimated that more houses were built in Richmond last year than in any other section of San Francisco. Three years ago only six houses between First and Seventh avenues. Now there are 150 houses. The biggest settlement is beyond.

The title to this property is perfect and is guaranteed by the California Title Insurance and Trust Company at $10 per lot.

MADISON & BURKE,
REAL ESTATE BROKERS,
NO. 626 MARKET STREET,
OPPOSITE PALACE HOTEL.

$1000. SECOND AVE., BETWEEN Clement and California sts.: streets sewered; lots ready to build on: $100 cash; balance $10 per month. WILL E. FISHER & CO., Real Estate Agents and House Brokers, 14 Post st.

$1500. GEARY ST.: LOTS NEAR Blake st.; 25x100; exceptionally cheap; very easy terms: $100 down; $15 per month. WILL E. FISHER & CO., Real Estate Agents and House Brokers, 14 Post st.

$1350. SACRAMENTO ST., NEAR Laurel; these lots are the cheapest on Presidio Heights; one-third cash; balance at 7 per cent. WILL E. FISHER & CO., Real Estate Agents and House Brokers, 14 Post st.

$300. $350. $400. $500. Clement st., Point Lobos ave. and Thirty-fifth ave.; unsurpassed marine view; Sutro electric line passes the property. WILL E. FISHER & CO., Real Estate Agents and House Brokers, 14 Post st.

REAL ESTATE FOR SALE.
C. H. REYNOLDS & CO., 333 MONTGOMERY.

Point Lobos ave. investments; corner lots on Sutro's electric-car line; view of park and ocean.
$500—Crescent ave.; cheap corner lot near San Bruno ave. and car line.
Washington st., near Hyde; house and lot; a bargain; on cable-car line.
Fifth and Sixth aves.; Central Park; South San Francisco lots, near electric-cars and railroad.
Holly Park, Bernal Heights—Lots on Cortland, Powhatan and Crescent aves.
75x100—Corner lot, 12th ave. and R st.; O'Neil and Haley Tract; cheap.
65x100—Fine corner lot, Lake st. and 22d ave.; marine view; streets macadamized.
IMPROVED.
$5750. GREAT SACRIFICE; ELEGANT home; contains 8 rooms and bath; beautifully decorated and papered; lot 27x100; lovely location on Scott st., bet. Haight and Waller. ASHTON & GARDINER, 411 Montgomery st.

$50 CASH, $10; CHEAP LOTS ON MISSION road at terminus of the car line; go look at them. McEWEN BROS., 118 Montgomery st.

NEW COTTAGE, IN RICHMOND, 1 BLOCK from Geary-st. cars and 25 minutes' ride to Kearny st.; 5 rooms, bath and modern improvements; lot 25x100; beautiful garden; sewer; will be sold very cheap and easy terms; owner compelled to move. Address Richmond, box 46, Call.

LOT ON TURK ST.; 25x137; FRONTS ON 2 sts.; bet. Stanyan and Willard sts.; $850. PHILBRICK & METCALF, 2548 Folsom st.

CITY REAL ESTATE.

BOVEE, TOY & CO.,
REAL ESTATE AGENT.
19 Montgomery st., under Lick House.

$7000. RAILROAD AVE., NEAR 18TH ave.—Store and 5 rooms and upper flat of 7 rooms; rents $73 per month; lot 26x96. BOVEE, TOY & CO.

$10,000. SE. CORNER ON PINE ST.—30x 87:6; saloon on ground floor; large basement and upper flat of 10 rooms; 2 baths; rents $60. BOVEE, TOY & CO.

$1600. 8 LOTS IN CHOICE LOCATION; Excelsior Homestead Association; including 2 corners; near Mission road. BOVEE, TOY & CO.

$5000. KISLING ST., NEAR 12TH AND Howard—2 flats of 5 and 6 rooms and bath each; rents $45; half cash. BOVEE, TOY & CO.

$4000. COTTAGE OF 6 ROOMS AND bath; laundry, etc.; 14th st., near Castro. BOVEE, TOY & CO.

$10,000. SUNNY SIDE OF HAIGHT st., near Webster; 3 flats; rents $70 per month; lot 25x100. BOVEE, TOY & CO.

$15,000. DOWNTOWN FLATS; JONES st., near Geary; 3 flats; rents $95 per month. BOVEE, TOY & CO.

$60,000. NE. BUSINESS CORNER ON Dupont st.; brick buildings; average rent $600 per month; mortgage of $25,000 can remain. BOVEE, TOY & CO.

$2300. MUST BE SOLD; 4-ROOM COTtage house; Fillmore st., near Union. BOVEE, TOY & CO.

$15,000. O'FARRELL ST., NEAR JONES; lot 25x122:6 to rear st.; frame improvements. BOVEE, TOY & CO.

$40,000. SUBMIT AN OFFER; NORTHeast corner on Post st., near Van Ness; 68:9x100; substantial frame improvements; rents $260 50 per month. BOVEE, TOY & CO.

$12,500. VERY EASY TERMS; MODERN house of 12 rooms, bath, etc.; sunny side of Washington st.; excellent marine view; lot 32x102 feet. BOVEE, TOY & CO.

$8000. McALLISTER ST., NR. BUCHAnan; 27:6x120 to rear street; house of 8 rooms and bath, conservatory, stable, etc. BOVEE, TOY & CO.

$300. FIVE LOTS IN EXCELSIOR HOMEstead; 25x100 each; bargain. BOVEE, TOY & CO.

$7750. SUBMIT AN OFFER; GOLDEN Gate ave. flats, near Buchanan; lot 27:6x137:6 feet. BOVEE, TOY & CO.

$5500. JACKSON ST., NR. BRODERICK; cottage of 5 rooms and bath; 25x127. BOVEE, TOY & CO.

$3200. SHOTWELL ST., NEAR TWENTYthird; cottage in excellent repair; 6 rooms, bath, etc.; must be sold; easy terms. BOVEE, TOY & CO.

$8500. GEARY ST., NEAR LEAVENworth; lot 25x87:6 feet; two-story house. BOVEE, TOY & CO.

$4750. RENT $49 A MONTH; FRONT AND rear tenements; near Howard and Seventh sts. BOVEE, TOY & CO.

EASTON, ELDRIDGE & CO.
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638 MARKET ST.
638 MARKET ST.
638 MARKET ST.

NEARING COMPLETION.
SEE THEM TO-DAY.
FOR SALE ON EASY TERMS.
SIX NEW ENGLISH COTTAGE HOUSES.
NOW BUILDING.
CALIFORNIA ST., NEAR SECOND AVE.
TAKE SACRAMENTO-ST. CARS.
Six new 2-story modern residences; 6, 7 and 8 rooms and bath; all conveniences; no two alike; price $3500 each, including lot; for sale on easy terms; $1000 cash, balance monthly, covering 6 years' time: the choicest offering for home-seekers in the market; they talk for themselves; see them and call at office for full particulars.

AN EXCEEDINGLY CHOICE OFFERING.
SUNNY, MODERN AND SUBSTANTIAL.
A HANDSOME WESTERN ADDITION RESIDENCE.
$7750—An elegant 2-story bay-window house of 9 rooms and bath, laundry and all modern conveniences; on the north side of Clay st., near Devisadero; large lot, 28:9x127:8¼ feet.

ON PACIFIC HEIGHTS. A PRETTY COTTAGE OFFERED AT A SACRIFICE.
$6250—A cottage of 7 rooms and bath on Broadway, near Laguna st.; large lot, 30x112:6 feet; an exceptionally choice neighborhood; house in first-class condition.

A GOOD INVESTMENT.
PAYS $540 PER ANNUM.
REDUCED TO $4500. ALWAYS RENTED.
Store and 3 tenements on Clementina st., bet. 5th and 6th; this property must be sold at once on account of the departure of owner.

MISSION FLATS
IN THE WARM BELT.
HANDY TO TOWN.
$2500—A fine pair of flats; 4 and 5 rooms; on Stevenson st., near 18th; rents for $312 per annum; a short distance from Mission and Valencia street cars.

CHEAP LOTS
FOR BUILDING. FOR SPECULATION.
ALL BARGAINS.
$75—39th ave., near V st.; 25x120.
$250—44th ave., near B st.; 25x120.
$500—E st., near 19th; 25x100.
$600—K st., near 11th; 25x100.
$600—Richland ave., near Holly st.; 25x100.
$750—8th ave., near L st.; 25x120.
$900—17th st., near Clara ave.; 25x87:6.
$900—California, near 9th ave.; 25x110.
$1000—25th st., near Noe; 25x114.
$1000—NE. cor. Lake and 13th ave.; 40x72.
$1800—Fair Oaks, near 25th; 25x100.
$2000—Duncan, near Church; 48:8x114.
$2100—Folsom, near 14th; 25x122:6.
$2500—Cor. France and Paris; 300x100.
$2750—NE. cor. Point Lobos and 12th; 32:6x100.
$3000—Polk, cor. Filbert; 25x100.

EASTON, ELDRIDGE & CO.,
EASTON, ELDRIDGE & CO.,
EASTON, ELDRIDGE & CO.,
638 MARKET ST.
638 MARKET ST.
638 MARKET ST.

HEYMAN TRACT! HEYMAN TRACT!
The only subdivision within the city limits. The new 24th-st. electric road stops in front of the Heyman Tract; Castro-street cable road only two blocks away.
Lots are level and command grand view, and can be had on $10 monthly payments.
Streets graded, sewered and macadamized.
SAVE RENT! SAVE RENT!
Houses built from $500 up, according to your own plans, on easy monthly payments.
5 lots on north side Park; 23d ave.; cheap: on easy terms.
Lots in Fairmount Tract, close to electric car; $400 each.
$100 to $500—Park lots near the Midwinter Fair ground and new ocean boulevard, north and south of the park.
Lots near Mission-st. carhouse at prices from $350 to $500 on monthly installments of $5.
$100—Level building lots in Ocean View, close to electric road and railroad station; $5 monthly; Spring Valley water in the street.
$350—Lots on 29th st., near electric cars on Noe street; 25x100.
Diagrams and full information of
JACOB HEYMAN, 630 Market st.

$1500. NEAT 1-STORY FRAME OF 4 rooms; lot 27:6x125 feet; east side of Diamond st., between Nineteenth and Twentieth.
$750—51:8x114; south side of Elizabeth st., 254 feet west of Hoffman.
$11,000—Two 3-story frames, 12 rooms each; lot 37:6x137:6; Golden Gate ave., near Octavia st.
CHAS. C. FISHER, 507 California st.

$250. LOTS 27 AND 28, BLOCK 57, CITY Land Assn. CHAS. C. FISHER, 507 Cal.

$850. 100x95; WEST SIDE RAILROAD ave., bet. Salinas and Paul, Garden Tract, Homestead.
Offer wanted: 25x240: west side San Bruno road, bet. Bacon and Wayland sts., University Mound Tract.
$700; 355x100; corner San Bruno ave. and Swift st., Abbey Homestead.
$1500—29x88; corner San Jose road and Kingston ave., near 30th st.
CHARLES C. FISHER, 507 California st.

$250. COST $550; HOW IS THIS FOR A snap? 25x70 feet; W. side Cherubusco st., 350 feet S. from Esmeralda; adjoining the double houses on the S.; level and ready to build on; title perfect. CHAS. C. FISHER, 507 California st.

CITY REAL ESTATE.

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

$11,000—Reduced from $13,000—Jackson st., near Buchanan; modern 2-story and basement residence of 12 rooms and bath; lot 27:6x127:8¼ feet.
$8500—McAllister st., bet. Gough and Octavia; 2-story and basement residence of 8 rooms and bath; at a bargain; lot 25x120 feet to rear street.
$3250—Cumberland st., near Dolores; neat and cozy cottage of 5 rooms and bath; newly painted and papered; in first-class order; lot 26x114 feet.
$1750—Noe and Hill sts., SE. corner; lot 26:6x110 feet; price reduced.
$1100—Noe st., E. line, near Hill; 25x110 feet; lot all graded and ready to build on.
$17,500—Pacific ave., north side; grand marine view; beautiful residence, 9 large rooms and bath, saloon parlors, square hall, tiled vestibule, natural wood finish; attic could be finished off and 3 rooms added if desired.
$6500—Sanchez st., near 14th; residence of 9 rooms and bath; street will be bituminized by owner; stone sidewalk; electric bells throughout; mortgage $3500 can remain; lot 28:6x125 feet.
$3750—California st., near Baker; lot 25x137:6 feet.
$1400—Hickory ave., bet. Oak and Fell sts., near Buchanan; lot 27:6x50 feet.
$2250—Diamond-st. cottage; easy terms, equal to rent; contains 6 rooms, bath and basement; lot 20x115:9 feet.
$2250—Grove st., near Lott; 25x137:6 feet; cheap.
$7500—Presidio Heights residence; Walnut st., near Clay; two stories, attic and basement, 12 rooms and bath, very handsome interior; easy terms if desired; lot 25x87:6 feet.
$20,000—New residence on Pacific avenue, which cost $26,000; extended marine view; lot 37x127:8¼ feet; house elegantly finished; contains about 16 rooms; 2 baths, etc.
$3600—Fifth avenue, near Point Lobos; 2 flats of 4 rooms and bath and rear cottage; rents $38; very cheap; lot 25x120 feet.
$13,000—Reduced from $16,000; residence 2312 Clay street; contains 16 rooms and bath and basement; north side, near Buchanan; if you are looking for a fine residence, at a bargain, don't fail to see this; lot 37:10x127:8¼ feet.
$1200—Lake street, south line, near Second avenue; 25x120 feet; cheap.
$1650—Rhode Island, bet. 24th and 25th sts.; cottage of 4 rooms and basement; easy terms if desired.
$8500—Pine st., close to Polk; 4 dwellings of 6 rooms and bath each; rents $74 50; lot 25x120 feet, to Austin street.
$2900—Hardy street, near 17th; bay-window cot age of 5 rooms and bath; stable for 5 horses; lot 25x80 feet.
$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.
$6500—Hyde st., near Sutter; good 2-story house; rents $35; lot 25x87:6.
$4350—SW. corner Laguna and Union sts.; 37:6x100.
$6000, maybe 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.
$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.
$6500—2 sunny modern flats on Laguna st., near Green; 12 rooms and bath; income $55 per month; lot 25x137:6.
$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.
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.

JOHN PORR, 329 MONTGOMERY ST., OPP. Safe Deposit, offers for sale:
$13,500—Valencia st., south of 16th; 2-story bay-window house, store and dwelling back and commodious flat 7 rooms and bath upstairs; lot 30x88 feet; always rented.
$7250—Fell st., near Buchanan; 2-story, 8 rooms and bath; lot 27:6x120 to rear street.
$14,000—A fine brick improved downtown property paying $170 rent per month.
$5500—Two-story and basement brick house and lot on a prominent street in the southern part of the city; store, cellar for wine and 4 rooms and bath upstairs; lot 25x75; rent $40.
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.
$28,000—Jessie st., east of 4th; 137:8 feet front, 80 depth, with improvements; a first rate investment in the very center of the city; any reasonable offer will be considered.
Reduced to $31,000—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.
DWELLING-HOUSE PROPERTY.
$5000—Folsom st., near 5th; double flat of 4 and 6 rooms and bath each; lot 23x80; rent $30.
$7250—Fine 2-story bay-window house; corner on Webster st., near Ellis; 8 rooms and bath; lot 24x95; rent $45.
$3100—A fine cottage, 5 rooms and bath, on 19th st., near Castro; on installments without interest.
UNIMPROVED.
$3000—Lot 25x68:9; Stevenson st., bet. 9th and 10th.
Fine lot, 28:8x127:8, on Sacramento st., near Laguna; a stylish neighborhood.
$1500—Fine corner, 53x100, of 23d ave. and A st.
$3500—Lot 75x100 feet; cor. 19th and Eureka streets; make offer.

FOR SALE BY
THOMAS JAMES STANTON & CO.,
Real Estate Agents,
331 Montgomery st.
$8000—50x110, with improvements on 17th st., near Mission; a bargain; must be sold.
$3250—Corner on Jones st.; lot 30x62:6 and house of flats always rented: pays over 1 per cent per month; a bargain.
$5600 only for 2 houses of 2 flats each on Taylor st.; always rented and pays 12 per cent per annum; this is a snap.
$2500—New cottages; 5 rooms and bath each; 1 block off Castro-st. cars; only $500 or $600 down; balance in monthly payments; rare chance to get a nice home; high basement.
Also several houses as good as new of 2 and 3 flats in the Western Addition; prices from $5500 to $7000; rented and pay well; these are cheap.
UNIMPROVED.
$1850 each—Several of the largest lots in the Western Addition, on Broderick st., 25:10x150; has a fine view all over the city; others ask $3000 each in the same block.
$400 each—Several of the largest and levelest lots in the Fairmount Tract; one block from street cars; across the street other agents ask $800 each.
$500—Lot 25x100; on Chenery-st. electric road; worth $800; lot level and ready to build on.
$450—Nice level lot on Palmer st.; 100 feet of electric road; very cheap.
STANTON & CO., 331 Montgomery st., room 17.

WORKMAN & FRENCH,
Real Estate and Insurance Agents.
Houses rented, rents collected, 630 Market st.
$3250—A great bargain; nearly new house of 7 rooms and bath; brick foundation, etc.; 26th st., near Castro; only part cash.
$2850—New cottage of 5 rooms; Jersey, near Castro.
$2800—Cottage of 5 rooms; Castro, near 26th.
$3200—7-room cottage on 24th, near Castro; only $100 down, balance same as rent.
$1200—Cottage of 4 rooms and stable; Wolf st.
$5850—Store and flats, just building; 24th st., near Castro.
$6500—2 flats in course of construction; Dolores and 25th sts.
$7000—Store and flats; Mission st., west side, near 28th.
$10,000—Post st., near Laguna; flats; rents $87 a month.
Houses built to suit on easy terms.

$25,000. PACIFIC AVE., NEAR VAN Ness; magnificent residence of 16 rooms; large lot, 33x132.
$5500—South Park; brick building of 16 rooms.
$3250—House of 7 rooms, with every modern convenience; nearly new; 26th st., near Castro.
$2500 buys a cottage of 4 rooms and 2 lots.
25x114 each—Title perfect; Alvarado st., near Castro.
2 fine flats to exchange for a cottage.
80x114—25th st., near Castro; very cheap; will subdivide to suit purchaser.
A fine corner in Mission to exchange for a lot in Western Addition.
Ranches for sale or exchange for city property.
Apply to C. H. WORKMAN, 630 Market st.

SOL GETZ & BROTHER,
REAL ESTATE OWNERS,
ROOM A, FIRST FLOOR, CROCKER BUILDING.
HEADQUARTERS FOR PARK LOTS.
NEW BLOCKS, NEW LOTS, GOOD LOCATIONS,
Come now and get bargains in lots on installments.

$100. $125, $150 TO $300 FOR LOTS north and south of park; fine locality. $10 down and $5 monthly. SOL GETZ & BRO.

$350 TO $1100 FOR GRADED LOTS, ready to build on in Richmond and south of park, near cable and electric cars, on easy installments. SOL GETZ & BRO.

$100. $150 TO $250 FOR SPLENDID LOTS near Mission st. and electric-cars; your choice of 50 lots: only $10 down and $5 monthly. SOL GETZ & BRO.

CALL FOR MAPS AND DIAGRAMS.
SOL GETZ & BRO., Owners,
Room A, first floor, Crocker building.

$1300. COTTAGE; 4 ROOMS; IN BERKEley; lot 50x125.
$450—Rough house; 2 rooms; lot 40x100; $10 monthly.
$750—Lot 50x100; near station.
Other houses and lots all over town.
CHAS. A. BAILEY,
46 Market st., or Berkeley station, Berkeley.

$200 DOWN, BALANCE SAME AS RENT, for modern cottages only half a block from Mission-st. electric cars. G. W. ARMBRUSTER, 230 Montgomery st., room 9.

2 LOTS, 52 FEET ON SAN JOSE ROAD, 125 feet deep on Naglee ave., NW. corner; 4-room house; good well and outbuildings; $1400. Apply on premises to JOHN BALL.

$800. 2 LOTS, 25x100, ON 5TH AVE., NEAR Point Lobos, and on Tenth ave., near California. Apply Owner, box 27, this office.

$400 CASH, BALANCE SMALL MONTHLY installments; cozy cottage 5 rooms; large flower garden; fine view. Inquire A. R. QUINN, 259 Richland ave.; take Mission-st. cars.

CITY REAL ESTATE.

BALDWIN & HAMMOND,
REAL ESTATE AGENTS AND AUCTIONEERS,
10 Montgomery st.

BARGAINS IN LOTS.
BARGAINS IN LOTS.
$600—Clement st., nr 32d ave., opposite carhouse of Sutro Railway; a good business location.
$1250—Cor. Lake st. and 13th ave.; 40x72.
$1750 each—Bartlett st., bet. 21st and 22d; 2 cheap lots.
$1700 each—Frederick st., bet. Cole and Stanyan; 4 lots, each 25x137:6.
$900 to $1100—Dolores st., bet. 27th and Army; 8 lots all ready for building.
$2250—Lyon st., near Fulton; 25x100; street accepted by city.
$2350—Fell st., nr. Baker; 25x100; half block from park.
$3250 each—Hayes st., bet. Fillmore and Steiner; each 25x137:6.
$2600—Devisadero st., bet. Oak and Page; 25x106:3; a good business location.
$3500—Golden Gate ave., near Devisadero st.; 25x137:6.
$3900—Devisadero st., bet. Golden Gate ave. and McAllister; 25x100.
$3600—Fell st. (sunny side), near Fillmore; 25x100.
$5750—Corner of Fillmore and Fell; 31:3x100.
$6000—Golden Gate ave. and Baker st. (corner); 50x100.
$6750—Broadway, bet. Gough and Octavia; 27x137:6.
$11,000—Golden Gate ave., bet. Pierce and Scott; 68:9x137:6; will subdivide.
Send for our PRINTED LIST of property for sale in all parts of the city.
BALDWIN & HAMMOND, 10 Montgomery st.

SAVE YOUR DOLLARS.
STOP PAYING RENT.
VERY EASY TERMS.
$3850—Only $500 cash; balance $45 per month; handsome bay-window flats; Alabama st., bet. 21st and 22d; lot 26x100; Howard-st. cars on 24th st.
BALDWIN & HAMMOND,
10 Montgomery st.

PRICE REDUCED
TO MAKE A QUICK SALE.
$10,500—Post st., near Larkin; fine bay-window residence containing 12 rooms and bath; lot 25x120 to rear street.

FINE INVESTMENT.
$5600—Rent $600 per year; 2 nice bay-window flats on Filbert st., near Taylor; extra large lot.

PAYS 12 PER CENT.
$12,400—Rents $1500 per annum; desirable investment in South Park, close to 3d and Bryant sts.; modern flats; always rented; extra large lot.

A GREAT BARGAIN
ON PACIFIC HEIGHTS.
MUST BE SOLD THIS WEEK.
NO REASONABLE OFFER REFUSED.
$6500 only—Broadway, near Buchanan st.; bay-window cottage of 5 rooms and bath; extra large lot 34:4x137:6; superb marine view.
THE LOT ALONE IS WORTH $7000.
BALDWIN & HAMMOND,
10 Montgomery st.

$2800. 143 CHATTANOOGA ST., NEAR 23d; neat cozy cottage with lot 25x117:6, runs to rear street; good stable; cars pass the door; street bituminized; house open for inspection to-day; terms to suit; chance for a bargain. Apply to TOBIN & McNALLY, 630 Market.

COUNTRY REAL ESTATE.

O'FARRELL & CO.
DAVID BUSH, COUNTRY DEPARTMENT.
11 MONTGOMERY ST.

We desire to call the attention of intending buyers of country lands to some bargains in improved income-producing orchard, vineyard, grain and stock farms (many of which are bank foreclosures), that we have in Alameda, Contra Costa, Napa, Sonoma, Solano, San Mateo and Santa Clara counties, in the middle and northern counties and in the San Joaquin Valley. We would also call the