CITY REAL ESTATE.

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

Office and salesroom 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.

We will sell at auction at our salesroom on Monday, September 30, at 12 o'clock M., a miscellaneous list of desirable properties in different parts of the city, by order of administrators and individuals. See our regular auction ad. in next Sunday's papers. Call for catalogue.

PRIVATE SALE.
IMPROVED PROPERTY.

$3600. COZY BAY-WINDOW COTTAGE of 6 rooms and bath: laundry; brick foundation; near Seventeenth and Valencia sts.; lot 25x85.

$4500. TWO-STORY BAY-WINDOW RESIdence of 7 rooms and bath; all modern improvements and conveniences; stable; lot 24x100; well located in the Mission Warm Belt.

$10.000. PAYS 8 PER CENT NET; 3 elegant bay-window flats of 7, 6 and 6 rooms and bath each; all the latest conveniences; lot 25x100; on Webster st.; street bituminized; small mortgage of $2600 at 6½ per cent can remain.

$4000. 2 NICE BAY-WINDOW FLATS on Treat ave.; brick foundation, etc.; rent $38 50; 23:4x100; this is a fine investment.

$6000. POWELL ST.; HOUSE OF 18 rooms and lot 22x65:6.

$4000. 18TH ST.; 2 NICE BAY-WINDOW flats of 5 rooms and bath each; high basement; could be easily converted into another flat at little expense; rent $26; lot 25x121.

$3250. 23D ST.; HOUSE OF 6 ROOMS, etc.; stable; lot 25x100, with L 20x11.

$4000. POSITIVELY MUST BE SOLD; grand bargain; corner 30x75, with cottage, in the Western Addition; no reasonable offer refused.

$5750. RENT $48; STORE AND 4 ROOMS and flat of 5 rooms and cottage of 5 rooms and lot 23x137:6; Pacific st.; business location; street accepted by the city.

$4850. POSITIVELY MUST BE SOLD; substantial 2-story bay-window residence of 9 rooms and bath, etc.; sunny line of 19th st.; handy to Valencia and Guerrero st. cars.

$4100. COST $5750; A REAL SNAP; A fine 2-story bay-window residence of 7 rooms and bath, laundry, etc.; all modern conveniences; corner on Laguna st.

$2200. ALABAMA ST.; 2-STORY HOUSE and lot 26x100; front part of lot vacant.

$2100. $1250 CAN REMAIN AT 6½ PER cent; 2-story house of 5 rooms, etc., and lot on Broadway.

$3000. NO REASONABLE OFFER REfused; substantial bay-window cottage of 7 rooms and bath; brick foundation; laundry, conservatory; finished basement; on the sunny line of 19th st.; 30x75; must be sold on account of foreclosure.

$4500. RENT $60 PER MONTH; 2 HOUSES and lot 31x85; Bryant st.; street accepted.

$5000. FELL ST.; NICE BAY-WINDOW residence of 7 rooms and bath; brick foundation, stone walks; lot 25x137:6.

UNIMPROVED.

$400—100x125: Ocean View.
$1025—Richmond; California st.; 25x100.
$325 each—On the installment plan; Richmond; 2 lots, each 25x125.
$3000—Corner; 30x100; near the Affiliated Colleges tract.
$12,000—Sutter st.; 33:9x137:6.
$2300—Grove st.; 25x137:6; all ready to build on.
$1100—A snap; Larkin st.; 25x87:6.
$2750—Another giveaway; Beach st.; 38:9x137:6.
$2600—Scott st.; 25x116:3.
$8350—Devisadero st.; 30x120; will subdivide.
G. H. UMBSEN & CO., 14 Montgomery st.

WE HAVE SOLD

a lot on Bartlett st., near 21st, and a fine improvement is being made on it; we have 2 lots adjoining, 23x110 feet, for $1750 each; street accepted; they are cheap.

TWO LOTS ON JACKSON

st.; each 25x137:6; near Broderick; on level with street; the price is low, being only $3500 each; streets bituminized.

BUT WE WILL GIVE YOU

a lot 23x137:6, with an old building thrown in, renting for $20, on Washington st., near Hyde, provided you are the first one to put up a deposit; the owner must have money in a few days.

A CHEAP LOT

on the sunny side of Grove st., bet. Lyon and Baker, 25x100, for only $2050; it is indeed a cheap lot.

IF YOU CALL

within a few days we can sell you a 3-story building, containing 3 flats, on Walter st., near Ridley; 25x100; price $5500; rents for $54; good interest?

BEFORE ANYBODY

we can't make discriminations; the first person who leaves a deposit of 10 per cent secures that cheap lot on Fell st.; 25x137:6; half block from Baker-st. entrance to park; street accepted.

GETS AHEAD OF YOU,

and they will get ahead of you if you want a home in Richmond and don't buy the 7-room, bay-window, story-and-a-half cottage on 3d ave., near California st., for $3600.

BALDWIN & HAMMOND,
10 Montgomery st.

A FREE—CATALOGUE
FREE—CATALOGUE

$200 CASH DOWN; BALANCE IN PAYments; elegant 5-room modern cottage; lot 25x114; in the warm belt of the Mission; near carlines; must be sold this week; any reasonable offer entertained.

$5000. HALF CASH; 4 NEW FLATS; half block from Market street and 3 blocks from the new City Hall; rents $50.

$6500. HALF CASH; 3 FLATS; RENTS $53; near Sutter and Mason streets.

$6800. 6 NEARLY NEW FLATS; IN sight of the Hibernia Bank; rents $840 a year.

$11.000. HALF CASH; ROOMING-HOUSE on lot 40x80; near Sutter and Polk streets; by small outlay will bring $200 month.

$6000. HALF CASH; 4 FLATS NEAR the Orpheum; lot 20x60.

$25.000. BUSINESS PROPERTY WITHin a block of the Chronicle; pays 7 per cent.

$50.000. ELEGANT 2 CORNERS; 100x100 feet; partly improved; income $300 per month; near Van Ness avenue; this property could be made to pay handsomely.

A. M. SPECK & CO.,
602 Market st., opp. Palace.

W. H. CRIM & CO., REAL ESTATE AND Insurance Brokers, 118 Montgomery st.
$5250—Shotwell, nr. 22d; 9 rooms, 2 baths; 32:6x122:6.
$3250—Make offer; Liberty, nr. Guerrero; 7 rooms; 25x114.
$3200—Buchanan, nr. Union; flats; 25x117; $2000 on mortgage.
$6000—Pierce, nr. Pine; 8 rooms, bath, 23x87:6.
$5500—Bay, nr. Hyde; cottage; 7 rooms, bath; marine view; 52:10x137:6.
$4000—Guerrero, nr. 24th; 6 rooms, bath; 23x100.
$6200—Fulton, nr. Octavia; 3 flats and store; fine income proposition; 25x87:6.
$6000—Broadway, nr. Gough; 6 rooms, bath; 24:6x133.
$3250—Mission, nr. 30th; house 5 rooms; 27x92.
10,000—Valencia, nr. 22d; 3 flats; 25x125.
$5500—Geary, cor. Wood; store and flat; 25x—.
$14,500—Fine house, 7 rooms, bath, stable, etc., Washington st. nr. Broderick; 56x3x127:8.

LOTS.

$1100 each—21st st., bet. Noe and Sanchez; 25x114; fine view.
Must be sold; Shotwell st., bet. 14th and 15th; street bituminized; 25x122:6.
$8500—Corner 20th and Diamond; 125x110.
$2500—Corner Saginaw and Capitol; 200x125; nr. electric cars.
$1100—Alabama, nr. 23d; 26x100. Also homestead lots on easy terms.

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

Point Lobos, Cliff House and Forty-first ave.—Choice lots fronting new Sutro and Market-st. electric-car system; ocean and Golden Gate Park view, grand and unobstructed.
Clay-st. hill residence; large lot; marine view.
Fifth and Sixth aves.; Central Park; South San Francisco lots; very desirable, near large manufacturing improvements and electric-car line.
Holly Park, Bernal Heights—Lots on Cortland, Powhattan and Crescent aves.
80x240—Precita ave., near Mission st. and electric car line; two frontages.
$8000—Flats; Fell st., near Octavia; 25x120.
D street—Desirable corner business lot, fronting Golden Gate Park, at car terminus.
44th ave.; cheap lots; between Point Lobos ave. and Park.

$7000. RENTS $72 PER MONTH: STORE and flats in best part of town; new. Apply to WORKMAN & FRENCH, 630 Market.

FINE CITY PROPERTIES TO EXCHANGE for ranches. Call or write WORKMAN & FRENCH, 630 Market st.

CITY REAL ESTATE.

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.

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

STOCKTON ST., NEAR GEARY; NO. 206—Brick improvements; only piece of property for sale in this locality. MADISON & BURKE.

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.

COZY 5-ROOM BAY-WINDOW COTTAGE ON Richland ave., short distance from Mission cars; lot 25x100; price $1800; only $400 cash. Apply MADISON & BURKE, 626 Market st.

$40.000. GEARY, NR. VAN NESS: 6 flats and 3 cottages; well rented: lot 55x120 to rear street. MADISON & BURKE.

MASON-ST. BUSINESS LOCATION, NEAR Jackson; two houses; lot 45x57:6 to rear street; only 9000. 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. GEARY, CORNER BRODERICK; 4 tenements; well rented; 25x92:6. MADISON & BURKE.

PARK RESIDENCE; FELL ST., NR. LOTT; 9 rooms and bath; all modern conveniences; 25x137:6; only $7250. MADISON & BURKE.

$6000. BRODERICK ST., NR. SUTTER; house, 7 rooms, bath and stable; lot 50x90. 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.

$3500 VERMONT, NR. NEVADA; FLATS; rents $27; lot 33:4x100; 2 blocks of Potrero ave. 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.

UNIMPROVED PROPERTY.

$4000—Post st., near Laguna; 26x137:6.
$15,000—Capp and 19th; corner; 125x122:6.
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.
$3500—Baker, near Jackson; 27:3x110.
$2500—Cheap; Clay, near Baker; 25x105.
$2400—Castro, cor. Elizabeth; 26:6x105.
$1350—Jessie, nr. Herman; 25x77:6; part cash.
$1250—Lake, corner 9th ave.; 30x72.
$1200—8th ave., near H; 25x120.
Sanchez, cor. Valley; 26:6x100; $1250.
$900—Noe, near Valley; 25x105.
$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.

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.; house of 4 flats; always rented; pays 1 per cent; a good bargain.
$5600—2 houses of 2 flats each on Taylor st.; pays over 1 per cent and always rented; this is a snap.
$2400—House of 2 flats of 4 and 5 rooms each; large lot, 32x100, on sunny side, and stable in rear; always rented; pays well; this is a snap.
$7250—House of 8 rooms and bath and a large lot, 34:6x137:6, with saloon, bowling alley and family garden, with all the fittings; this is a snap for any saloon-keeper.
$3500—2-story house and store with 3 living-rooms in rear and flat of 5 rooms upstairs, with 2 lots, 50x101:6; a good stand for grocery, bakery and notions; a street-car terminus at the same corner; this is a snap.
$3800—2 flats of 4 and 5 rooms and bath; street work complete; streetcars all running.
$9000—Pacific Heights property; new house of 9 rooms and bath and finished basement; this is a nice home and very 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 Fairmont Tract; one block from street cars; across the street other agents ask $800 each.
$500—Lot 25x100; on Cherery-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.

EXECUTOR'S PRIVATE SALE—LOT AND improvements: 50x80; 3 dwellings, Nos. 77, 79 and 81 Everett st., near Fourth; also lot 25x75 and fine 3-story building, No. 310 Tehama st., near Fourth; both lots backing against Howard st.; streets accepted; good rents; steady tenants. Apply F. J. LYONS, 401 California st., or at 81 Everett st.

$3600. HOUSE OF 7 ROOMS IN BERKEley: lot 50x144; near university.
$1600—Cottage 5 rooms, barn, etc.; corner; 47x116; near stores.
$1400—House 5 rooms; lot 30x100; $100 down, $20 monthly.
$1100—Cottage 4 rooms; lot 77x130.
$950—Cottage 4 rooms; lot 46x115.
$550—Lot 50x125; $50 down, $10 monthly.
$200—Lot 25x135; $10 down, $5 monthly.
$250—Half an acre hill land; $5 monthly.
$200—3 acres natural park.
CHAS. A. BAILEY, 46 Market st., or Berkeley station, Berkeley.

$6500. FULL BLOCK; SOUTH OF GOLDEN Gate Park, on the proposed Market-st. Electric Road and Ocean Boulevard; worth $20,000, but compelled to sell.
LEE & KISER,
306 Montgomery st., opp. Nevada Bank.

$4250. COR. LARKIN AND FILBERT sts.: grand ocean view; size 41:3x62:6; a rare bargain.
LEE & KISER,
306 Montgomery st., opp. Nevada Bank.

HOUSES BUILT $150 TO $275 A ROOM; CALL and examine plans. 1149 Mission st.

CITY REAL ESTATE.

O'FARRELL & CO.,
REAL ESTATE BROKERS,
11 MONTGOMERY ST.

LOTS FOR A HOME AT A VERY LOW figure.

Take the Mission-st. electric-cars and ride to Francis st. (or China ave.), and see our exceptional subdivision in the Academy Tract; lots 25x100, perfectly level, absolutely no grading required, ranging in price from $375 to $500; you will find MR. GEO. A. TURNER on the property, who will show you around and give you any information desired; don't forget; take the Mission-st. electric-cars, and at the end of the line you will find the greatest subdivision ever put on the market for the money; out of 182 lots we have only 40 left; easy terms, small amount down, balance $10 a month.

DOWNTOWN RETAIL BUSINESS PROPerty.

On one of the principal thoroughfares and only 100 feet from Market st.; improvements paying at present $425 a month, and it can be greatly increased by granting leases or further improvements; this is a splendid opportunity and worthy of an investigation.

NEW PROPERTIES JUST LISTED WITH us:

FILLMORE-ST.
House of 8 rooms and bath; $4650.

HAIGHT-ST. RESIDENCE.
Something exceptional; building cost $8000, and the house and lot is offered for sale at $9000.

$7500. MODERN FLAT ON WASHINGton st.

$4000. COTTAGE OF 5 ROOMS AND bath on Lyon st.

CHOICE BUILDING LOT ON CLAY ST. (PRESidio Heights) at a sacrifice.

GOUGH-ST. CORNER RESIDENCE: 10 rooms and bath; $13,500.

$3000. EXCEPTIONALLY FINE BUILDing lot on Steiner st.

$2500. GREATEST BARGAIN IN THE way of a cottage ever offered to the public; 5 rooms and bath; nicely located in the Mission.

$5500. FLATS ON CAPP ST.; INCOME $576 per annum.

BROADWAY RESIDENCE.
Lot 68:9x137:6; price $25,000.

MUST BE SOLD.
Building lot 25x100, on Sutter st. nr. Lyon; street accepted by the City.

MODERN FLATS.
6 and 7 rooms and bath; $6300; in Western Addition.

BARGAIN
On Turk st., below Van Ness ave.; lot 27:6x120 through to a rear street; must be sold.

$3000. INCOME $420 PER ANNUM; A small business property on Sutter st.

$5750. STEVENSON-ST. FLATS; INcome $570 a year.

We have several pieces that we consider genuine bargains; will be pleased to give you a list of them if you will call.

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

YOU ARE INVITED. TO INSPECT THEM.
YOU ARE INVITED. TO INSPECT THEM.
TO-DAY. TO-DAY.

ENGLISH COTTAGE HOUSES.

CALIFORNIA-ST., CORNER SECOND AVE. TAKE SACRAMENTO-ST. CARS.
Six new 2-story modern residences; 6, 7 and 8 rooms and bath; all conveniences; no two alike; terms $1000 cash, balance monthly covering 6 years' time; 6 per cent interest on deferred payments; the choicest offering for homeseekers in the market; they talk for themselves; call at office for illustrated catalogue giving full description, terms, etc. EASTON, ELDRIDGE & CO., 638 Market st.

ABSENT OWNER
ORDERS US
TO SACRIFICE FOR CASH
A substantially built residence of 10 rooms and bath on Gough st., nr. Jefferson square; lot 25x100; price reduced from $8000 to $6750. This is a fine property and a big bargain.
EASTON, ELDRIDGE & CO.,
638 Market st.

A SNAP.
$500 CASH
BUYS TWO MISSION LOTS.
Owner must sacrifice for immediate sale two lots worth $3000; Hibernia Bank has mortgage of $1500 on these lots: $500 cash above mortgage buys them; a sure chance to double your money. Call for particulars.
EASTON, ELDRIDGE & CO.,
638 Market st.

SOUTHSIDE BARGAIN.
FOR QUICK SALE.
CAN BE IMPROVED TO PAY BIG.
$3750. REDUCED FROM $4500; LOT 50x90; house, 8 rooms and bath, near 1st and Folsom sts.; lot is worth the money.
EASTON, ELDRIDGE & CO.,
638 Market st.

FINE BUILDING LOT.
CHOICE LOCATION.
O'FARRELL ST., NR. OCTAVIA.
Lot 50x120, through to Olive ave.; can be improved on both frontages; just the place for fine flats; this is gilt-edge for income; we want an offer; call at office.
EASTON, ELDRIDGE & CO.,
638 Market st.

MANY PEOPLE
PREFER COTTAGES.
WE HAVE BARGAINS IN THIS LINE.

$2500. COTTAGE, 6 ROOMS AND BATH on Precita ave., near Mission st.; lot 40x140.

$2450. NEW COTTAGE, 5 ROOMS AND bath, "Holly Park," 1 block from Mission st.; lot 25x100; terms easy.

$2300. NEW COTTAGE, 5 ROOMS AND bath, near 18th and Douglass sts., half block from electric-cars; terms easy.

$2000. DOUBLE COTTAGE ON IOWA st., near Yolo (Potrero); lot 30x100; rents $20 per month.

$1750. COTTAGE, 6 ROOMS AND BATH, Johnson ave., near Geary st.; lot 25x125.

$1650. COTTAGE IN "COLLEGE HOMEstead," 4 rooms; lot 50x110; 1 block from electric-cars; fine well and pump; terms easy; only $500 cash.

$1400. COTTAGE IN PARK LANE Tract; 4 rooms; corner; lot 32x100; fine view; cars handy.

EASTON, ELDRIDGE & CO.,
638 Market st.

HEYMAN TRACT! HEYMAN TRACT.

THE FINEST RESIDENCE TRACT WITHIN the city limits; 22d-street electric road directly in front of the Heyman Tract, and Castro-st. cable-road only 2 blocks away; only 15 minutes' ride to City Hall.

LOTS ARE LEVEL AND COMMAND GRAND view; can be had on $10 monthly payments.

TITLE TO THE HEYMAN TRACT GUARanteed by the California Title Insurance Co.

STREETS GRADED, SEWERED AND MACadamized.

SAVE RENT! SAVE RENT.

HOUSES BUILT FROM $500 UP, ACCORding to your own plans, on easy monthly payments: interest decreasing with each monthly payment.

LOTS FRONTING THE GRAND BOULEvard, adjoining houses.

LOTS IN ALL DESIRABLE PARTS OF THE Mission, Ocean View and along line of San Mateo and Mission-st. electric road for building and investment purposes on $10 monthly payments.

2 LOTS AT A BARGAIN ON 34TH AVE., near I st., one block from Golden Gate Park; must be sold.

$750. 3-ROOM COTTAGE AND LEVEL lot, 25x100: one-half block from Mission st. electric road; a bargain; $50 down; $10 monthly.
Diagrams and full particulars of
JACOB HEYMAN,
630 Market st.

$700 CASH.
$45 PER MONTH.
NEW 7 ROOMS 2-STORY HOUSE.
Lot 31:6x120.
Half a block to 2 lines of cars.
THE BEST BUY IN RICHMOND.
T. G. PARKER,
Real-estate agent, 1780 Point Lobos ave., near 6th.

$2600. PART CASH; 2-STORY HOUSE; 6 rooms and bath; all modern improvements; fine garden; lot 25x114; half block from cars. 91 Elizabeth st., bet. Vicksburg and Sanchez, and Twenty-third and Twenty-fourth; place open for inspection to day.

CITY REAL ESTATE.

CASTRO

STREET ADDITION.

A new subdivision on the line of the San Francisco and San Mateo Electric Road and fronting on Chenery and Castro sts.

The property slopes gently toward the south, affording sunny exposure, and the hills to the north and west shelter it from the winds.

All streets on established grade, macadamized, with sewer and water mains laid.

$350 each, on easy installments of $10 monthly.

Compare these lots with any other property the same distance from the business center of the city.

YOU WILL BE
FAVORABLY IMPRESSED.

This city is bound to grow and grow in the direction of the

CASTRO-STREET ADDITION.

We have a branch office on the ground and our agent will give further particulars. Look at them to-day and secure your choice. Take the Valencia-st. car transfer to electric road at 14th st. and FOLLOW THE HORSESHOE SIGNS.

BALDWIN & HAMMOND,
10 Montgomery st.

CHEAPEST LOTS EVER OFFERED.
POINT LOBOS AVE.
CLEMENT ST.
TWENTY-FIFTH AVE.
$400 AND UPWARD.
$50 CASH. $10 PER MONTH.
A great opportunity to make money. Sutro Electric Railroad will soon be running on Clement st. Extra large lots. No drifting sand. All lots ready to build on.
BALDWIN & HAMMOND,
10 Montgomery st.

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

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

Post, near Larkin; 30:6x120 to rear street; 4 flats, front and rear; rent $120.
22d and Guerrero; 27x90; store with rooms in rear; flat above, 6 rooms and bath; rents $46; $7000.
SW. corner Geary and Williams; 28x62:6; inadequately improved; for sale cheap.
$40,000—Stockton and Conde alley, near Vallejo; 61:10x77:6; stores leased for 3 years and upper flat; rents $135.
$30,000—Mission improved corner; streetcars on both streets; 65x110; stores, flats and cottages; rents $210.
$25,000—Post, near Buchanan; 75x137:6; front and rear houses; rents 195.
$18,500—Stockton and Filbert; 27:6x70; 2-story brick house, grocery, butcher shop and two flats with 17 rooms above; rents $130.
$17,000—Washington, near Baker; 50x127:8; modern residence and flats.
$14,000—Mason, near Union; 39:6x96:2; 6 flats; rents $108.
$11,500—Post, near Mason; 22:11x137:6; front and rear house; rents $53.
$10,000—Howard, near 1st; 25x85; inadequately improved; rent $40.
$7500—Devisadero, near Waller; 25x116: modern residence, 10 rooms and bath.
$10,000—Third, near Folsom; 25x80; store and flats; rents $65.
$10,000—Lombard, near Taylor: 42:6x137:6; fine residence, 12 rooms and bath.
$8500—Howard, near 5th; 20x80; store and 5 rooms below, with 2 flats above of 11 rooms and bath; rents $56.
$8000—O'Farrell, near Hyde; 23x90; 2-story house, 7 rooms and bath; rent $35.
$7500—Washington, near Powell; 23:2x137:6, to Parker alley; 3 houses; rent $72.
$7000—Chatham place, near Bush; 23:9x60; lodging-house and furniture, 3 stories, 22 rooms and bath; rent furnished $115.
$7000—Folsom, near 21st; 36x122:6; double house; rent $40.
$6000—Bush, near Steiner; 22x77:6; 3 flats, 16 rooms and bath; rents $53.
$6000—Powell, near Broadway; 22:11x137:6; 3-story house, 10 rooms and bath.
$5500—Howard, near 25th, to rear street; 26:6x115; 2-story house, 10 rooms, bath, barn, etc.
$5200—Stockton and Lombard; 21:3x81:9; 3-story house, 10 rooms and bath.
$4800—Powell, near Lombard; 23x100; 2-story house, 9 rooms and bath.
$3850—Cor. Laguna and Harry, near Filbert; 25x90; 2-story house, 8 rooms and bath; all modern conveniences.
$5200—Union, near Kearny: 23:6x67:6; new improvements; show up 2 rooms and 2 flats above; rear house 2 flats; total rents $59.
$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—Union, near Octavia; 35x137:6; 2-story bay-window house, 7 rooms and bath; rent $27 50.
$4000—Haight, near Webster; 25x95; cottage 5 rooms.
$3800—Waller, near Steiner, through to Germania; 25x120; 2 flats on Germania frontage; rents $23.
$3500—Zoe, near Brannan; 27:6x75; cottage with finished basement; 7 rooms and bath.
$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—Lafayette place, near Green; 20x60; 2-story double house, front and rear flats; rents $28.
$2750—Bryant and Mariposa; 20:8x75; store and flat above.
$2600—Folsom st., near 21st; 24x122:6; old improvement; rent $15.
$2250—Mars st., Park Lane Tract; cottage 4 rooms and bath.
$1700—Salmon, near Broadway; 20x60; 2 flats, 6 rooms; rents $16.

UNIMPROVED.

$12,000—McAllister and Broderick; 62:6x112:6
$5000—Pine, near Devisadero; 37:6x137:6.
$6000—Lombard, near Stockton; 52:6x137:6.
$3500—Liberty, near Dolores: 50x114.
$4000—Dolores, near 29th; 50x75.
$3000—Sanchez and 20th; 105x114.
22d, near Florida; 50x104; $2000.
$2000—California, near Maple: 27:6x132:7.
$1200—Cor. B and 25th ave.; 60x188.
$900—Hancock, near Sanchez: 25x114.
$800—Mission road, near Brazil ave.; 25x83:6; Excelsior Homestead.
$400—2½ lots, Gift Map No. 2; Wayne, near Union.
$325—Lot 4, block 95, University Homestead Association; 100x120.

JOHN PFORR, 329 MONTGOMERY ST., OPPSafe Deposit, offers for sale:
$8000—Only $4000 cash, balance mortgage; fine 2-story house, 8 rooms and bath, on Page st., near Baker, the entrance to the Park; lot 27:6x137:6.
$12,500—Lot 25x70, on 9th st., near Mission, with a strongly built bay-window double flat of 6 and 7 rooms each; always rented.
$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; make offer.
$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 now to $15,000—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.
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.

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.

$2700—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.

$2300. POINT LOBOS BET. 3D AND 4TH aves., business lot, 25x100.
$450—B st., bet. 22d and 23d aves., lots 25x120; terms, $25 down, $5 per month.
$350—Lots in block bounded by 34th and 35th $450—aves. These lots are on the line of the $500—Sutro Electric Road which will be running in 30 days; terms, $25 down, $5 per month.
$2000—Grove st., bet. Baker and Lyon. This is one of the cheapest lots in the city.
$1350—Sacramento and Laurel sts.
$1500—Point Lobos ave., 25x120, near Blake st.; terms, $25 cash, $10 per month.
ALSO, to let houses and flats in all parts of the City. WILL E. FISHER & CO, 14 Post st.

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

CITY REAL ESTATE.

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

$6500—Reduced from $7500; elegant residence on sunny side of street, near Golden Gate Park; contains 10 rooms, bath and finished basement; easy terms; same as rent if desired.
$3250—Reduced from $3600; 2d ave. bet. Point Lobos and Clement; new cottage of 5 rooms and bath; easy terms, equal to rent if desired.
$950—Day st., near Sanchez; lot 25x114 feet; street work all done; lot ready to build on; half block from electric cars.
$1500 worth for $1000—Lots on First-ave. boulevard; 25x120 feet each; near California st.
$6250—Offer wanted; 2714 Pine st., near Devisadero; 2-story house of 8 rooms and bath; lot 25x110; no reasonable offer will be refused; terms if wanted.
$4000—A great bargain; lot corner Church and Liberty; size 51:6x100; reduced from $5000.
$11,000—Ellis st., near Polk; substantial 2-story house of 10 rooms, and house in rear of 9 rooms; size of lot 27:6x120.
$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.
$3750—California st., near Baker; lot 25x137:6 feet.
$1400—Hickory ave., bet. Oak and Fell sts., near Buchanan; lot 27:6x50 feet.
$2250—Grove st., near Lott; 25x137:6 feet; cheap.
$28,000—Fine business corner, with new three-story brick building; will rent for $160 per month.
$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.
$3400—N. side Jackson st., near Leavenworth, a 2-story flat of 4 rooms each; rent $24 50 per month; size lot 24:6x82.
$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.
$1550—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.
$6500—Reduced from $8000; two new flats, 6 and 7 rooms and bath; rent $51 50 per month; on McAllister st.; size of lot 25x137:6.
$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.
$12,000—Good business corner near Dolores st.; size 71x192; a fine bargain.
$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.; lot 25x120 to rear street; 2 houses; rents $70; half 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—N. side Sutter st., near Broderick; size lot 25x80.
$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.

BARGAIN-HUNTERS, ATTENTION.

PROBATE AUCTION SALE.

THURSDAY, SEPT. 26, 1895, AT 12 NOON.

SHAINWALD, BUCKBEE & CO.,
218-220 MONTGOMERY ST., MILLS BUILDING.

PRESIDIO HEIGHTS LOTS.

Ten elegant residence lots for account ESTATE SAMUEL LEWIS, DECEASED; northeast corner Sacramento and Walnut sts., 27:8¼x87:6 feet; northwest corner Sacramento and Laurel sts., 37:6x100 feet; 2 lots north line Sacramento st., bet. Central ave. and Walnut, each 25x102:8¼ feet in size; 4 lots north line Sacramento st., bet. Laurel and Locust, 25x100 feet and 25x127:8¼ feet; 2 lots south line Sacramento st., bet. Laurel and Locust, each 25x107:7⅛ feet; Sacramento-st. cable-cars pass these lots, 22 minutes from Kearny st. Sale by order of the SUPERIOR COURT.

PROBATE SALE.

Estate of Edward N. Murphy, deceased.
1708 Turk st.; substantial two-story house; rents $30; 1706 and 1706½ Turk st.; two modern flats; rents $36; lot 50x87:6. Sale by order Superior Court.

OAKLAND, ALAMEDA COUNTY, CAL.

Estate of Edward N. Murphy, deceased.
SE. cor. Market and Lydia sts.: lot 50x102:7½ and 110, with frame cottage. Sale by order Superior Court.

PROBATE SALE.

Elegant residence—Estate of James S. Lawson, deceased.
1701 Broderick st., NW. cor. Bush: modern two-story residence of 10 rooms and bath; lot