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.

AT AUCTION.

AUCTION.

AT AUCTION.

We will sell at auction at our salesroom on Monday, September 30, at 12 o'clock M., by order of A. Hahn, administrator, the undivided five-eighths interest in the property at 116 Gilbert st., west side, 125 south of Brannan st. Improvements consist of 2 houses, one of 4 tenements of 3 rooms each and one house of 5 rooms; rent $31 per month; lot 25x80, being the property of the estate of Harriett Miles, deceased. Terms of sale—10 per cent on the fall of the hammer, and the balance on approval of the Probate Court. Instruments of sale at the purchaser's expense.

PROPERTIES AT PRIVATE SALE.

IMPROVED PROPERTY.

$3250. A NEW SUBSTANTIAL 2-STORY house of 10 rooms and bath; brick foundation; all modern improvements; 25x114; 28th st.

$8000. 2 HOUSES OF 8 ROOMS AND bath each; bay-windows; brick foundation; stone walks; street accepted; lot 137:6x71; rent $60 above the water; good investment; Clay street.

$1100. COTTAGE OF 5 ROOMS AND LOT near Hyde and Union sts.

$4000. COR. ON DUPONT ST.; 2 FLATS and cottage: rent $31; 22x70; part cash.

$4900. MASON ST.; 2-STORY RESIdence of 11 rooms and bath and lot 30x69.

$3600. LARKIN ST; NICE BAY-WINDOW cottage of 5 rooms and bath; conservatory; brick foundation; stone walks; 22:6x96.

$11,000. BUSINESS COR. ON DEVISAdero st.; substantial 3-story house; could be easily converted into store and flat to good advantage; 25x106:3.

$6700. NICE PARK RESIDENCE, CHEAP; Ashbury st.; elegant 2-story, basement and attic, bay-window residence of 8 rooms and bath, laundry; brick foundation, etc.; lot 25x106:3; owner very anxious to sell.

$3600. LOMBARD ST.; GRAND MARINE views; bay-window cottage of 6 rooms and bath; brick foundation; stone walks; street work done complete; lot 25x137:6.

$2400. ON EASY TERMS; A BEAUTIFUL bay-window cottage of 5 rooms and bath; brick foundation; stone walks; finished basement; sunny line of 20th st.; 24x94.

$8500. NICE RESIDENCE ON PACIFIC Heights, Jackson st.; 8 rooms and bath; brick foundation, stone walks; street accepted; laundry; 25x127:8¼; north side of street.

$4000. MARINE VIEWS; COTTAGE OF 5 rooms and bath; bay-windows; 27:6x110; Larkin st.

$3500. NICE WESTERN ADDITION home; bay-window cottage of 6 rooms and bath; brick foundation, stone walks; street accepted; 25x90.

$4500. SOUTH BRODERICK ST.; 2 NICE bay-window flats of 6 rooms and bath each; 36x128, irregular; Park Hill.

UNIMPROVED.

$1100—Snap; Larkin st.; 25x87:6.
$850 each—22d st.; several buildings; lots, 25x114 each.
$1000—Richmond, 20th ave.; 50x120.
$1050—28th st., near Church; level lot, 25x114.
$2500—17th st.; 25x91:6.
$2250—Ashbury Heights; Frederick st.; 25x106:3; must be sold; offer wanted.

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

MCAFEE BROTHERS,
REAL ESTATE BROKERS AND FINANCIAL AGENTS,
108 MONTGOMERY STREET.

$1000. ARMY ST., NR. MISSION; 30x115; sewered, graded and macadamized; easy terms.

$700. NORTH HILL, NEAR SANCHEZ; 25x114; sewered, graded and macadamized; grand view; cheapest lot in Mission.

$3000. A BEAUTIFUL BUILDING LOT on Baker st., near Jackson; 25x106:3; sewered, graded and street work done.

$6000. BAKER ST.; MOST SELECT LOCATION; 25x106:3 feet; street work all done; modern house; 8 large rooms, bath, basement, brick foundation, etc.

$6500. DEVISADERO ST., NR. HAIGHT; 25x103:6; modern residence; 2 stories; 9 large rooms, bath and large basement; first-class condition; grand view; a cheap home.

$5500. WEBSTER ST., NEAR BROADway; 24x137:6, modern 2-story, 9-room residence; bath, basement, etc.; grand marine view; easy terms; street work accepted; first-class condition.

POTRERO HOMES.

Choicest residence sites in town, within 20 minutes of 3d and Market sts. or City Hall by electric-car; easy walk to Union Iron Works, sugar refinery or Risdon Iron Works; splendid view; neighborhood built up; street work done and sewers in. Prices $750 up; $50 cash, balance on easy monthly installments.

McAFEE BROTHERS,
108 Montgomery st.

WILL E. FISHER & CO.
REAL ESTATE AGENTS AND GENERAL AUCTIONEERS,
14 POST STREET.

FOR SALE—IMPROVED.

$800. HAROLD AVENUE; NEW HOUSE; lot 25x112:6.

$1500. READ ST., OFF CLAY; GOOD 2-story house; 6 rooms; bath; 20x50.

$2800. NW. COR. 19TH ST.; STORE, WITH 4 rooms and bath; 26x75.

$3000. PACIFIC ST., BET. HYDE AND Larkin; 2 flats; income $30 per month.

$3200. N. SIDE SHIPLEY, NR. 5TH ST.; 25x75; 2 2-story houses; income $35.

$3500. SACRAMENTO ST., NR. STOCKton; 3 flats; 20x40.

$6000. MISSION ST., COR. CONCORD avenue; good improvements.

$7500. FELL ST., BET. BUCHANAN AND Webster; 27:6x120; through to Hickory avenue; 3 houses; income $57; $1500 down, balance mortgage 6½ per cent.

$10,000. N. SIDE JACKSON ST., BET. Fillmore and Steiner; 2-story bay-window house; 9 rooms and bath.

$10,000. COR. MISSION ST. AND WILlow avenue; good income.

$18,000. 16TH ST.; 69x110; NEW IMprovements; good income.

WILL E. FISHER & CO.,
REAL ESTATE AGENTS,
14 POST STREET.

Houses rented and rents collected.

Building lots for sale on the installment plan.

Houses for sale on easy payments.

Park lots—$25 down, $5 per month.

Lots on Mission road on electric line; $50 down, $10 per month.

FULL CHARGE TAKEN OF PROPERTY.
APPRAISEMENTS MADE.
WILL E. FISHER & CO., 14 Post st.

BUILDING LOTS,
NEAR THE AFFILIATED COLLEGES.
Graded and ready to build on.
Grand view of Park and Strawberry Hill waterfall.
Title perfect.
Low price.
Easy terms.
GO TO-DAY AND SEE THEM.
Tenth ave. and L st.
The new electric line will pass the property.
WILL E. FISHER & CO., Real Estate Agents, 14 Post st.

$4000. HOUSE 9 ROOMS IN BERKELEY, now building; lot 40x130; near University, schools, churches, station.
$2500—Cottage 8 rooms; lot 50x135.
$3500—New modern cottage 6 rooms; near station corner; 50x135.
$300—Cottage 3 rooms; rough; lot 25x100; $50 down, $10 monthly.
$750—Lot 50x100; macadamized; $15 monthly.
$750—Corner 75x100, with creek; $10 month.
$400—Lot 50x135; $25 down, $5 monthly.
$4500—3 acres on prominent street.
CHAS. A. BAILEY, 46 Market st., or Berkeley station, Berkeley.

$16,000. CHOICE CORNER IN HAYES Valley, 3 blocks from Market st.; pays good income; lot 27:6x120 to rear street; 3 frontages.
$3250—Corner on Jones st.; flats paying 1 per cent per month on investment.
$2750—North line Page st.; 25x100.
$200—Choice lots near Point Lobos road; the cheapest lots north of park.
$300—25x100; Mission road, near electric cars.
Call and see our list of bargains.
J. W. WRIGHT & CO.

$3600. $1000 CASH; COTTAGES BEING built. Shotwell, near 17th; see them.

CITY REAL ESTATE.

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.

$5500. PAYS OVER 10 PER CENT; brick and frame building; Powell st., near Clay; lot 22:11x68:9 to rear street. 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.
$3500—Steiner, near Pine; 25x103.
$3600—1st ave., corner Turk; 3 lots.
$3500—Baker, near Jackson; 27:8x110.
$2500—Cheap; Clay, near Baker; 25x105.
$2400—Castro, cor. Elizabeth; 26:6x105.
$1850—Jessie, nr. Herman; 25x77:6; part cash.
$1250—Lake, corner 9th ave.; 30x72.
Sanchez, cor. Valley; 26:6x100; $1250.
$900—Noe, near Valley; 25x105.
$840—California, cor. 17th ave.; 26:8x91:6.
$700—Noe, near 20th; 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.

BALDWIN & HAMMOND, 10 MONTGOMERY.

IMPROVED.

$17,500. ELEGANT MODERN RESIidence on Washington st., near Laguna; contains 14 spacious rooms; all latest conveniences; handsomely finished in hard woods, large lot.

$20,000. VERY CHEAP; HANDSOME corner residence on Fulton st., facing Alamo square; house contains 14 rooms, bath and all latest conveniences; built 5 years ago at a cost of $24,000; lot 70x100.

$5000. WALTER ST., NEAR RIDLEY; 3-story frame building, containing 3 flats of 5, 5 and 6 rooms and bath each; lot 26x100; rents $54.

$6150. CORNER ON DEVISADERO AND Clay sts.; lot 27:8x82 feet, with 2-story house of 7 rooms and bath; also stable for 3 horses.

$5500. BRODERICK ST., NEAR SUTTER; handsome modern cottage of 8 rooms and bath; lot 28x137:6 feet; street bituminized; lot 4 feet above grade.

$3000. MAKE AN OFFER; MUST BE sold at once; Perry st., near 4th; lot 25x80, with 2-story building of 6 rooms.

UNIMPROVED.

$3000. MAKE AN OFFER; LOT ON Baker st., bet. Page and Oak, on slight elevation overlooking the entrance to park; 25x103.

$1750 EACH—2 LOTS ON BARTLETT st., bet. 21st and 22d; street work done and accepted.

$3500 EACH—JACKSON ST., NR. BAKER; streets bituminized; lots on grade; 2 lots, each 25x137:6.

$2600. FELL ST., NR. BAKER; STREET accepted by city; side sewers laid; a very desirable lot at a very low price.

WE HAVE A COMPLETE LIST THAT IS TO your interest to see before buying; call or send for it.

BALDWIN & HAMMOND,
10 Montgomery st.

$400. —$450.— —$500.
THESE ARE THE PRICES

For the block just put on the market on 25th ave., Point Lobos and Clement st.; take a look at these lots; you can find them easily; new bills, new fence.
WITHOUT QUESTION
The cheapest lots in the entire section; $50 cash, $10 monthly; secure one now; the prices are bound to advance; Sutro's new electric road begins to run in 30 days.

BALDWIN & HAMMOND,
10 Montgomery st.

CASTRO STREET ADDITION.

A new subdivision on line of S. F. and San Mateo electric road and fronting on Cheney 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 grades 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-ST. 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.

BALDWIN & HAMMOND,
10 MONTGOMERY ST.
Send for map.

$1100. $1100.
WE WILL BUILD to order a neat 4-room cottage on one of the above lots, selected by yourself. Modern finish. Lot fenced. Water connected. A splendid opportunity to secure a home at a lower price than ever before offered. Remember the streetwork is done. Call at once.
BALDWIN & HAMMOND, 10 Montgomery st.

$2500. HAYES, NEAR SCOTT; LOT 25x137:6; cheapest lot on Hayes st.

$4250. VERY CHEAP HOME: 16TH ST., near Castro; lot 27:6x100; make an offer.

$300. VERY CHEAP; LOTS IN RICHmond; 28th ave., near Point Lobos.

$1500. CHEAP MARINE VIEW LOTS; extra size; 33x151; very cheap. MCEWEN BROS., 118 Montgomery st.

REDUCED TO $3750—FORCED SALE OF well-located corner, with good serviceable 5-room cottage; can be converted into good business property at any time at small outlay; cor. Chattanooga and 23d sts.; house open; part cash. TOBIN & McNALLY, 630 Market st.

$16,000. 2-STORY HOUSE; 12 LARGE rooms and basement; in the Mission warm belt; Liberty st., near Guerrero; elegant residence and grounds; lot 80x114. LEE & KISER, 306 Montgomery st.

CITY REAL ESTATE.

THEY ARE ABOUT FINISHED.
HAVE YOU SEEN THEM?

ENGLISH COTTAGE HOUSES.

CORNER CALIFORNIA ST. AND 2D AVE.
TAKE SACRAMENTO ST. CARS AND INSPECT THEM TO-DAY.
These six new modern homes are perfect in all appointments and are for sale on easy terms; small cash payment and balance monthly payments—little more than rent: they contain 6, 7 and 8 rooms, bath and all conveniences; strictly up to date; see them to-day and call at office for full particulars; we can make terms to suit you.
EASTON, ELDRIDGE & CO., 638 Market st.

A BUSINESS CORNER ON 5TH ST.
REDUCED FROM $9500.
$8750: store, flat of 6 rooms and bath and rear house of 6 rooms; rents $740 per annum; lot 25x75 feet; always rented.
EASTON, ELDRIDGE & CO., 638 Market st.

PACIFIC AVE.,
CORNER LOT,
AT A BARGAIN.
$9000—An elegant residence corner lot, surrounded by palatial mansions; ready for building; marine view; size 31:6x104 feet.
EASTON, ELDRIDGE & CO., 638 Market st.

FINE PAIR MISSION FLATS.
IN WARM BELT.
ALWAYS RENTED.
$4400—2 modern bay-window flats of 5 and 6 rooms and bath, substantially built, brick foundation, nearly new, lot 26:6x85 feet.
EASTON, ELDRIDGE & CO., 638 Market street.

MUST SELL.
ACCOUNT OWNER'S DEPARTURE.
AN ELEGANT MODERN RESIDENCE ON PACIFIC HEIGHTS,
GRAND MARINE VIEW.
$12,000—Part cash, balance easy terms. A large modern residence of 12 rooms, 2 baths, elegantly finished and complete in every detail; only two years old; cost $16,500. Large lot, 27:6x137:6 feet.
EASTON, ELDRIDGE & CO., 638 Market street.

FLATS.
NEW AND MODERN.
IN THE WESTERN ADDITION.
$16,500—Six elegant modern flats on the north side of Oak street, near Scott, 6 and 7 rooms and bath each. In first-class condition; pays $1680 per annum; always rented.
EASTON, ELDRIDGE & CO., 638 Market street.

A FEW SPECIAL BARGAINS,
IN LOTS.
BUY NOW. PRICES ARE RISING.
$200 CASH, BALANCE EASY: 1ST., NEAR Twelfth ave.; 2 lots, 25x100 each; price $850 each.

$400. RICHLAND AVE., NEAR SOUTH ave.; ready for building; 2 blocks from electric-cars; 25x100.

$500. ARMY, NEAR DIAMOND, 1 BLOCK from Castro; cars; 26:8x114.

$550. NORTH LINE CRESCENT AVE., near South ave.; Holly Park Tract; 25x100 each; street graded and macadamized.

$700. CHENERY ST., NEAR MATEO; electric-cars pass the door; 25x100.

$900. CALIFORNIA ST., NEAR NINTH ave.; 25x110; street sewered and macadamized.

$1000. NE. COR. LAKE AND 13TH AVE.; elegant lot, 40x72; a good place for a store.

$1200. LAKE ST., EAST SIDE OF SACRAmento; 25x102:6; make offer.

$1400. TWO LOTS: 23D AVE., NORTH OF California; ready for building; marine view; 50x120.

$1900. GEARY ST., BET. WOOD AND Collins; this is a business property; 25x125.

$2000. TWO LOTS ON DUNCAN ST., NR. Church; level and ready for building; mortgage $1500 in the Hibernia Bank, which can remain if desired.

$2250. 2 LOTS; 21ST ST., EAST OF NOE; magnificent view; 50x114.

$2750. POINT LOBOS AVE., NE. COR. 12th ave.; one of the best and cheapest corners in Richmond; 32:6x100.

EASTON, ELDRIDGE & CO., 638 Market st.

JOHN PORR, 329 MONTGOMERY ST., OPP. Safe Deposit, offers for sale:
$11,000—Business corner, 11th st., near Howard; 2 stores and 5-room flat upstairs; lot 25x75; rent $65.
$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.
$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 $7000 cash wanted; Mission st., near 13th; lot 44x138, with 3 well-builts 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.

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; order of Court; 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.

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.

$1100. NEW 3-ROOM AND BATH COTtage; lot 25x100; fronting San Mateo electric road and 5 minutes' ride to Mission-st. cars; only 20 minutes' ride to City Hall; $100 down, $10 monthly.

$2750. FINE NEW MODERN 5 ROOMS and bath cottage, with 6-foot finished basement; lot 25x114 feet; all street work done; gas and water mains in street; house well built and of the most modern plan; $350 down and balance in $20 monthly payments.
Diagrams and full particulars of
JACOB HEYMAN,
630 Market st.

* $6000. * * * REDUCED. *
16th st., bet. Market and Sanchez; 50x103:6; 25 ft. used as coalyard; growing location; $2500 can stand at 6½ per cent; will subdivide or take other S. F. property in part payment; a fine buy.
* * * * * * * * * *
$6500—2 new flats and 2-story residence; wide lot; space for another house; nice garden; in Western Addition; charming marine view; a positive sacrifice; must be sold; offer wanted at once.
H. E. POEHLMAN, 415 Montgomery st.
* * * * * * * * *

$5500 2-STORY HOUSE OF 10 ROOMS; N. side Jackson st., near Leavenworth; this is cheap inside property. LEE & KISER, 306 Montgomery st.

$4300. CHEAP FLATS; 4 ROOMS AND bath each; all modern improvements; rents $34; street paved. 1312 Broderick, nr. Geary.

CITY REAL ESTATE.

BOVEE, TOY & CO.,
REAL ESTATE AGENTS.

$10,500. PROMINENT CORNER IN THE Mission, near Market st.; rents $110 per month; will trade equity for Western Addition lots.

$6500. WESTERN ADDITION FLATS; just completed; 5 and 6 rooms and bath each; rents $55 per month; lot 25x116; excellent view; near Haight-st. cars.

$4750. RENTS $50 PER MONTH; 2 houses in 4 tenements; near Howard and 7th sts.

$10,000. SUBMIT AN OFFER; WALLER st., near Webster; 3 modern flats; rents $80 per month; newly painted, etc.; lot 30x120.

$6500. 20TH ST., NEAR VALENCIA; 2-story and basement bay-window residence of 8 rooms and bath; first-class condition; mortgage of $3500 can remain.

$13,500. THIRD-ST. BUSINESS PROPerty; 2 stores below, 2 floors above; 25x80; rents $864 per month.

$45,000. BUSINESS INVESTMENT; rents $4200 per annum; mortgage $20,000 at 6½ per cent can remain; large 4-story building; stores, basement and lodgings; only one block from Market and Sixth sts.; owner would trade equity for income city property.

$2650. MUST BE SOLD; MAKE REASONable offer; 2 flats of 4 rooms each; rents $28 per month; Glover st., near Broadway and Jones.

$9250. EDDY ST., NEAR BUCHANAN; 3 modern flats and house of 4 rooms on Laurel ave.; both streets bituminous rock and cement sidewalks; rents $808 per annum; mortgage can remain.

$6500. 16TH ST., NEAR SANCHEZ—LOT 50x103:6 feet; improvements consist of coalyard, sheds, etc; only one-half cash if necessary.

$5000. BROADWAY, NEAR OCTAVIA—Cottage of 8 rooms and bath; lot 27:6x112:6.

$1900. ONLY $600 CASH, BALANCE ON easy monthly payments; cottage of 4 rooms and bath; bric-a-brac mantels, etc.; high basement; concrete foundation; lot 25x100; Nevada st., near Cortland ave., 2 blocks from Howard-st. car system.

$5500. PRICE GREATLY REDUCED; 17th st., near Mission; 2-story house; store below; flats above; rents $600 per annum; lot 25x100.

$7000. LARKIN ST., NR. SUTTER, 2-story dwelling; 10 rooms, bath, etc.; mortgage of $3400 can remain at 6½ per cent for 4 years; premises suitable for doctor's office, etc.

$5500. ONLY HALF CASH REQUIRED; Bush st. residence, commanding superb view; house of 8 rooms, bath, garden, yard, etc.; excellent location.

$3750. RENTS $420 A YEAR; JOHN ST., near Powell and Jackson; 2-story bay-window house of 9 rooms, bath, laundry, etc.; always rented.

$3600. PRICE GREATLY REDUCED TO make immediate sale; lot 25x100; house of 8 rooms, bath, etc.; 10th st.

$1500. GREAT BARGAIN; ONLY $500 cash required; mortgage of $1000 can remain at 6½ per cent; lot 25x114; 2 flats of 4 rooms and bath each; rents $18 per month; 25th st.; near electric cars running on Guerrero st.

$1500. COTTAGE OF 4 ROOMS AND bath; sunny side of Twenty-first st.; lot 25x114; very cheap.

$16,000. ELLIS ST.; DOWNTOWN LOcation; lot 27:6x87:6; modern 4-story building containing 27 rooms, bath, etc.; rents $1500 per annum; large mortgage can remain.

$5250. PRICE GREATLY REDUCED; owner very anxious to sell; original cost of $6800; Broderick st.; Fastlake cottage of 8 rooms and bath; large lot 27:6x137:6; rents $549 per annum; mortgage of $3000 can remain.

BOVEE, TOY & CO., Real Estate Brokers,
19 Montgomery 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.
$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 around.
$9000—Pacific Heights property; new house of 9 rooms and bath and finished basement; this is a nice home and very cheap.
UNIMPROVED.
$1800 each—2 large lots, or 65x150, in the Western Addition; has a fine view all over the city; others ask $3000 each for 25 foot lots in the same block.
$1100 each—A number of nice level lots near Market and Castro sts.; graded and sewered; very cheap.
$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.

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 25x107:7¼ 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 26x100. Sale by order Superior Court.

PROBATE SALE.

901 Haight st., SW. cor. Devisadero; substantial modern two-story residence of 9 rooms and bath; lot 25x110. Sale by order Superior Court.

PROBATE SALE.

2422 Bryant st., 260 S. of 22d; lot 52x100, with substantial cottage of 8 rooms and bath, also stable. Subject to confirmation by Superior Court.

PROBATE SALE.

Cozy cottage—Estate of Bridget McCall, deceased.
1229 26th st., S. line, 160 E. of Noe; neat cottage of 4 rooms, with windmill, tankhouse, well, etc.; lot 25x114. Sale by order of Superior Court.

MISSION INVESTMENT.

1322 26th st., N. line, 185 W. of Noe; substantial house of 2 tenements of 4 rooms each; stable for 3 horses; rents $20; lot 25x114.

26TH-ST. COTTAGE.

1324 26th st.; neat cottage of 4 rooms, windmill, tank, well, etc.; lot 25x114; convenient to Castro-st. cable-cars.

CHATTANOOGA-ST. COTTAGE.

239 Chattanooga st. (east line), 108 N. of 24th; lot 22x117:6 to rear street; substantial 2-story house of 6 rooms and bath and stable.

6TH-ST. INVESTMENT.

431 to 435 6th st.; 50 to 58 Morris ave.; flats, stores and houses; rents $200; lot 75x160.
Call at office for further particulars, diagrams, etc.

FINE COTTAGE HOME; 310 CONGO ST., Sunnyside. See owner, 310 Congo st.

BUILDING LOTS S. OF PARK ON 10TH AND 11th aves., L and M sts.; property graded and ready for building; fine park and marine view; these lots are directly opposite Strawberry Hill and the cataract; price $25 cash, $5 per month. WILL E. FISHER & CO., Real Estate Agents and Housebrokers, 14 Post st.

BRICK BUILDING 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 $6000; make offer.
North side of Folsom st., bet. 4th and 5th; 68:9x160 feet.
Lot on Duncan st., bet. Noe and Castro; 25x114 feet; price $400.
Cottage house, 1367 Dolores st.; 5 rooms and bath, basement; 25x95 feet.
Building lots north of Park; price $300 each.
Apply to C. C. BEMIS, Real Estate and Land Agent, 324 Montgomery street.

FOR SALE—
West side Larkin st., bet. Pine and California, 3 houses renting for $81 50 per month; size of lot, 57x137:6.
NW. cor. Sutter and Steiner sts.; improvements: renting for $103 per month; size of lot, 55 on Sutter by 100 on Steiner.
Apply to McGLYNN & MENTON, real estate agents, room 22, Chronicle building.

BUILDING LOT, $475; VICINITY 16TH AND Market sts. Owner, 837 Alabama st.

COUNTRY REAL ESTATE.

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

$80 PER ACRE; 160 ACRES DEEP, LEVEL, loam land; the cream of Ygnacia Valley, Contra Costa County; 3½ miles from Walnut Creek; adjoining elegant fruit farms of the Bancrofts, Ell J. Hutchinson and other San Francisco men; 30 acres in almonds and prunes; balance in grain; fenced and cross-fenced; fine 8-room house, hard finished; barn and outbuildings; windmill and tank; this is one of the greatest bargains in Contra Costa County and is worth $150 an acre if it is worth a cent; part cash.

$1500. 20 ACRES; 3 MILES FROM CALIStoga; fine orchard and vineyard; raspberries, blackberries, vegetable-garden; good grain and pasture land; all fenced and cross-fenced; in first-class condition; good house, barn, wagon-shed and chicken-houses; water from springs and creek; all stock and tools go with the place, which is all ready to step into and is a great bargain.

$50 PER ACRE: GLEN COVE RANCH; 424 acres; 2½ miles from Vallejo, and opposite Port Costa; all under cultivation; three-quarters of a mile frontage on tide water, with wharf and warehouse; 30 acres bearing orchard and vineyard; excellent modern improvements of all kinds; terms will be made satisfactory; this is fine land and all under cultivation.

$22 AN ACRE—649 ACRES 14 MILES from Santa Rosa; fine improvements; all stock and tools; easy terms; will exchange.

$6000. 8 ACRE ORCHARD OF PRUNES, apricots, cherries and pears; just outside town limits of Haywards; good improvements; valuable income place.

$3000. 35 ACRES 1 MILE FROM CALIStoga; 12 acres in vineyard; 1 acre in orchard; balance grain and pasturel and; no improvements; exchange.

$5000. 62 ACRES 2 MILES FROM OCCIdental, Sonoma County; 14 acres in orchard and vineyard; balance grain, pasture and timber land; good improvements; all stock and tools go with the place.

$4500. 25 ACRES, 2¼ MILES FROM Livermore, Alameda County; 16 acres in orchard and vineyard, balance grain and pasture; all level soil, gravelly loam; house, barn and chicken-house; good water.

$3000. 11¾ ACRES, 2 MILES FROM ST. Helena; 6 acres in orchard and vineyard; balance in grain, corn and vegetables; cottage, barn, chicken-house, spring water, farming implements; a bargain.

$5 PER ACRE—440 ACRES, 8 MILES northeast of San Miguel, San Luis Obispo County; fenced and cross-fenced; 2 houses, barn, etc.; 100 acres in cultivation; good pasture land, with plenty of wood and water; will exchange.

$7000. 41 ACRES, 2 MILES NORTH OF Sebastopol, Sonoma County; 30 acres in prunes; family orchard; balance in grain; finely improved; good house, bar