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

Office and salesroom 14 Montgomery st., near

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. AT AUCTION.

Te will sell, at auction at our salesroom prow at 12 o'clock M., by order of the admin tor, the undivided five-eighths interest in the perty at 116 Gilbert St., W. side, 125 feet S. annan; improvements consist of 2 houses—rent di per month—lot 25x80, being the estate of arriest Miles, deceased. Terms of sale—10 per nt on the fall of the hammer, and the balance on proval of the Probate Court. Instruments of

PROPERTIES AT PRIVATE SALE.

\$5250. 2-STORY BAY-WINDOW RESI dence of 6 rooms and bath; brick foundation; stone walks; nice lawn and garden \$2675. TREAT AVE., NEAR 24TH-ST. bath; large yard; lot 28x122:6; about one-half cash.

\$7150. THE BIGGEST BARGAIN OF ITS sion of 9 rooms and bath; conservatory; laundry; all modern improvements and conveniences; house alone cost \$7000 to build four years ago; nice garden with fountain, etc.; lot 27x187:6; on a prominent street facing while ner!

\$\Bar{O}\$3500. COZY WESTERN ADDITION home; bay-window cottage of 6 rooms and bath; all modern improvements and conveniences; lot 25500.

\$3500. EXPRESSMEN, ATTENTION; and by and stable; brick foundation and lot; rent \$30.

\$5000. ANOTHER BARGAIN; POST ST.; per month: ½ of lot vacaut; 41:3x137:6. \$2850, INVESTMENT ON TREAT AVE.

\$6000. ELEGANT BAY-WINDOW RESIboundation; all the latest improvements; lot 25x 97:6; north side of Page st. \$8000. BAKER-ST. INVESTMENT; TWO

\$6750. DEVISADERO ST.; BAY-WINDOW cottage of 7 rooms, bath, etc.; lot

\$\\\\\$4100\$. COST \$5750 ABOUT 3 YEARS AGO: for two-story bay-window residence of 8 rooms and buth; brick foundation; stone walks; all modern improvements and corner lot on Lagran st.

-A snap; Beach st.; 68:9x137:6. -Another bargain; corner on Lake st.; 36x120.

\$1300—Richmond; corner on B st.; 57:6x100.

\$1350—Snap; McAllister st.; 25x137:6.

\$30 per foot—Lots any size; Clipper st.

\$2050—Lovely Presidio Heights residence; corner lot on Clay st.; 27x125; irregular.

\$1900—120x100; 7th ave., South San Francisco; only 2 blocks from the electric road.

\$3600 each—Fell st., near Fillmore; 2 lots, each 25x137:8.

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

MONEY
LOANED ON REAL ESTATE
AT LOWEST MARKET
RATES.
BORROWERS ACCOMMODATED AT
SHORT NOTICE BY THE

W. H. CRIM & CO., REAL ESTATE AND Insurance Brokers, 118 Montgomery st. \$5250—Shotwell, nr. 22d; 9 rooms, 2 baths; 32.6x192. 2000 on mortgage. \$6000-Pierce, nr. Pine; 8 rooms, bath, 23x87:6. \$5500-Bay, nr. Hyde; cottage; 7 rooms, bath; larine view; 52:10x137:6. \$4000-Guerrero, nr. 24th; 6 rooms, bath; 23x 100.
\$6200—Fulton, nr. Octavia; 3 flats and store; fine income proposition; 25.87.6.
\$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—, 214,500—Fine house, 7 rooms, bath, stable, etc.; Washington st., nr. Broderick; 56:3x127:8.

LOTS. \$1100 each-21st st., bet. Noe and Sanchez; 25x \$1100 each-21stst, between the 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; near electric cars.
\$1100-Alabama, nr. 23d; 26x100. Also homewood to an easy terms.

\$\ 5500\$. SECURE MONDAY; NE. COR. OF United the Security of th title perfect. \$1450-Cor. California st. and 22d ave.; 55 feet on 22d ave., 120 feet on California st. \$550-SW. cor. of Bowdoin and Silliman sts.; 55 feet on Silliman, 100 on Bowdoin; University

Mound surveys. \$475-50x100: E. side Paris st., 250 N. from China ave., Excelsior Homestead Association. \$550-50x100; lots 27 and 28. block 57, City Land Association. CHAS. C. FISHER, 507 Cali-

GREAT SACRIFICE. 1 BLOCK. 48 LOTS.

\$13,000-Reduced from \$22,000 to make immediate sale; very small cash payment required bank mortgage can remain; this is a rare chance; must be sold. BURNHAM & MARSH CO., 428 Montgomery st.

Pair new Western Addition flats of 5 and 6 rooms and bath each. BURNHAM & MARSH CO., 428 Montgomery st.

\$4650.

Near Howard and Seventh sts.; never vacant very cheap. BURNHAM & MARSH CO., 428 Montgomery st. 428 Montgomery st.

16.000. CHOICE CORNER IN HAYES
street; good income; lot 27:6x120 to rear street;
3 frontages.
\$2100-Cheapest lot on north side of Park Pan
handle; size 25x137.6: call at office for particulars.
\$3250-Flats rented for \$32 per month on a
prominent corner on Jones street.

Money to loan on outside lots and blocks, city
and country real estate.

And country real estate.

J. W. WRIGHT & CO.,
628 Market street.

A -\$2900-LAGUNA ST., NEAR PINE-REduced price; lot 22:6x80; street accepted:
stone sidewalk; good location and very cheap; ready to build. eady to build. \$3500—1s: ave. (Boulevard) corner Clay st.: \$3500—1s: ave. (Boulevard) corner Investage tot. 28:4x101; this is a fine corner investment; will enhance rapidly in value. \$9750—Montgomery ave., bet. Green and Union its.: large lot. 40x74, with improvements; stores and flats above; fine business investment.

ROBERT J. MERCER & SON, 410 Pine st.

\$\frac{1}{2}\frac{5}{2}\frac{5}{5}\frac{0}\$. COTTAGE: 5 KOOMS; BATH; \$\frac{1}{2}\frac{5}{2}\frac{5}{5}\frac{1}{3}\text{ latest improvements; 1ot 25\frac{114}{2}\text{ inst bullt: low installments; dealing only with builder; 200 feet from 2 car lines. Call 424 Jersey. J. ANDERSON, Bullder.

TO CLOSE AN ESTATE I AM AUTHOR-lzed by the heirs to sell the following property: Lot 50x75, south corner First st. and Laurel place, het. Folsom and Harrison, with good 2-story house of 9 rooms; reduced to \$5750.

77 W. Minna st., 250 feet from Second; 25x80; rents \$35; price \$3750; both of these properties must-positively be sold; no court proceedings; title perfect. H. MURPHY, 628 Market. \$275. HALF ITS VALUE - NICE LOT, from City Hall. J. R. ROCHE, San Rafael.

\$\Phi_2700.\$ 430 27TH ST., BET. CHURCH and Sanchez; house 5 rooms; lot 28x 114 feet; 10-foot driveway; stable, chicken-house and garden front and rear; all in perfect order. F. LOTS-\$100 UP; NEW TRACT; \$5 D. dowu, \$5 per month; low prices; easy terms. HE MCCARTHY CO., 646 Market st. SAVING TERMS-\$5 DOWN, \$5 PER MONTH: Slots \$100 up. THE MCCARTHY CO., 646

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

STOCKTON ST., NEAR GEARY; NO. 206-D Brick improvements; only piece of property for sale in this locality. MADISON & BURKE. PRICES REDUCED ON NEW FLATS AND rooms and baths; houses sand 9 rooms; lates plumbing, decorating, frescoing, mantels and baths; lots 25x125; most liberal terms. Inquire for particulars, MADISON & BURKE. COZY 5-ROOM BAY-WINDOW COTTAGE ON OZY 5-ROOM BAY-WINDOW Richland ave., short distance from Mission cars; lot 25x100; price \$1800; only \$400 cash. Apply MADISON & BURKE, 626 Market st.

\$13.000. OCTAVIA, NR. ELLIS: 1: lot 30x110. MADISON & BURKE. M ASON-ST. BUSINESS LOCATION, NEAR Jackson; two houses; lot 45x57:6 to rear street; only \$9000. MADISON & BURKE.

\$8500. SACRAMENTO, NEAR STEINER; parden; sunny side; cheapest residence in the city; 31:8x127:81/4. MADISON & BURKE. \$7000. GEARY, CORNER BRODERICK; 4 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; RESI-*DUUUU. dence of 7 rooms and bath: lot 25x 87:6. MADISON & BURKE. \$5500. PAYS OVER 10 PER CENT: nr. Clay; lot 22:11x68:9. MADISON & BURKE.

\$5000. 4 FLATS: STEVENSON ST., NEAR street accepted. MADISON & BURKE. \$4600, STEVENSON, NEAR 12TH-FLATS

*DTOUU. paying 1 per cent; lots 25x100. MADISON & BURKE. © 3500 VERMONT, NR. NEVADA; FLATS; potrero ave. MADISON & BURKE.

\$2800. 23D, NEAR DIAMOND; FRONT house 5 rooms and bath, and rear house 3 rooms; 25:10x114. MADISON & BURKE. ows, etc.; lot 30x110 and 90; rent \$24 per month. \$2700 COTTAGE ON HAMPSHIRE, NEAR \$2700. 24th; 5 rooms and bath; lot 25x100. MADISON & BURKE. \$2250. ZOE PLACE, NEAR FREMON and Folsom; 2 flats; rents \$22; bargain. MADISON & BURKE.

UNIMPROVED PROPERTY. 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
o San Jose ave; or will subdivide.
\$4500—24th, NE. cor. Vieksburg; 50x114.
\$4000—65x117:6; SE. cor. Sanchez and 23d.
\$3500—Steiner, near Pine: 25x103.
\$3500—Steiner, near Pine: 25x103.
\$3500—Baker, near Jackson; 27:8x110.
\$2500—Cheap; Clay, near Baker; 25x105.
\$2400—Castro, cor. Elizabeth; 26:6x105.
\$1350—Jessie, nr. Herman: 25x77:6; par cash.
\$1250—Lake, corner 9th ave; 30x72.

MADISON & BURKE, 626 Market st.

\$200 CASH DOWN, BALANCE IN PAYments: elegant 5-room modern cottage; lot 25x114; near car lines; must be

\$5500. HALF CASE; 3 FLATS ON SHOT-well st.; rents \$53; must sell; any offer wanted.

\$7200. 6 NEARLY NEW FLATS: IN sight of Hibernia Bank; rents \$840 a year; all rented. \$15.500. CORNER STORE AND 7 FLATS;

\$140 a month; offer entertained. \$17.000. HAYES-ST. BUSINESS PROP-stores and flats; well rented; lot 120 deep to rear street.

\$25.000. BUSINESS PROPERTY: pays 7 per cent.

\$50.000. ELEGANT 2 CORNERS; 100x 100 feet: partly improved; income about \$300 a month; on Golden Gate ave., near City Hall; this property can be made to pay handsomely.

A. M. SPECK & CO., 602 Market st., opposite Palace. \$4000. GEARY ST., BET. BAKER AND Polk; large lot. 41x137:6; house of 9 rooms and barn for 20 horses.

\$7200. PINE-ST. RESIDENCE, BET. LA-\$3200. DOWNTOWN INCOME PROPER ty; paying \$35 per month; must be sold to close an estate.

LOTS NORTH OF THE PARK; \$25 down, \$5 per month; B st., bet. 22d and 23d aves.

\$450. NORTON ST., OFF MISSION ROAD:

LOTS IN BLOCK BOUNDED BY Thirty-fourth and Thirty-fifth aves., between Point Lobos and Clement street; Sutro Railroad passes this property; terms, \$25 down, \$5 per month.

LOTS IN THE DEBOOM TRACT Mission road, opposite St. Mary's College; \$50 down, \$10 per month, WILL E. FISHER & CO., Real Estate Agents, 14 Post st.

FOR SALE BY THOMAS JAMES STANTON & CO., Real Estate Agents,
331 Montgomery st.
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. TWO-STORY HOUSE AND STORE with 3 living-rooms in rear and flat of 5 rooms upstairs, with 2 lots, 50x 101:6; a good stand for grocery, bak-

\$3800, 2 FLATS OF 4 AND 5 ROOMS AND bath; streetwork complete; streetcars all around.

\$1100 EACH - A NUMBER OF NICE level lots near Market and Castro sts.; graded and sewered; very cheap.

EACH—SEVERAL OF THE LARGest and levelest lots in the Fairmount Tract: one block from streetcars: 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. STANTON & CO., 331 Montgomery st., room 17.

PICK UP.

\$8000-50x110; adjoining lawn; sunny side of Haight st., near Baker; high ground. Or would sell 137:6 deep. Fell st.; facing panhandle; 25 or 50 ft.: also 31:3

H. E. POEHLMAN, 415 Montgomery st. LEE & KISER, REAL ESTATE AGENTS, 306 Montgomery st., bet. Pine and California, San Francisco, Cal. \$1100-18th st., near Sauchez: 2 lots. each 25x 114; a bargain. LEE & KISER, 306 Mont-

\$2600. WHY PAY RENT WHEN YOU CAN buy a lovely cottage with every known convenience; cars pass the door; 5 rooms; deep basement; brick foundation; nearly new: Castro st., near Clipper. Apply to WORKMAN & FRENCH, 630 Market st. © 325. 40x103; NEAR BARNEY FARLEY'S Deep racetrack; 1 block from cars.

FOR SALE-\$6000; ONLY TWO LEFT; DO POR SALE—50000; ONLY TWO LEFT; DO no miss this opportunity of securing a beautiful, substantial modern house, containing finished basement, kitchen, breakfast-room, dining-room, salon parlors, 3 bedrooms, 2 finished attic rooms, all handsomely finished and decorated; lot 26x 137; N. side Waller st., near Masonic ave. Owner, or promises. Solos \$100 up. The McCarthy Co., 646 on premises.

Market st.

DEATS BANK INTEREST - RENTS \$24:

Death Bank

\$350 LOTS 25x100 ON STREETS \$10

EVERY LOT STAKED. Waterpipes in every street. PROTECTED BY HILLS FROM WIND.

GOOD DRAINAGE. H SPLENDID INVESTMENT. \$10. Take Valencia-st. cars. transfer to electric at 14th st. and get off at Chenery and Castro sts. Branch Office There

Grand Views.

\$750. To order on one of the above \$750. Four Modern Rooms.

Lot Fenced. Water Connected. Everything Complete. GREATEST BARGAIN

SOUTH OF THE PARK. Lots on 10th and 11th aves., M and N streets; the price is \$275 and we have sold over a dozen in the past 3 weeks; all adjoining property held higher; nearly level; fine views; bound to advance in

BALDWIN & HAMMOND, 10 Montgomery st.

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BALDWIN & HAMMOND, 10 Montgomery st.

\$1850. ^{21ST ST., NEAR FOLSOM; 25x110.} \$2250. FINE CORNER: CASTRO AND Elizabeth sts.; 26:6x105 feet. \$2750. COLE ST., NEAR OAK; lot 25x107; street work all done.

\$3000. BAKER ST., ONE-HALF BLOCK from Park entrance; lot 25x103. BALDWIN & HAMMOND, 10 Montgomery st.

Baldwin & Hammond, 10 Montgomery. AN OFFER WANTED.
\$3000. PERRY ST., NEAR FOURTH; 2-25-80.

5000. WALTER ST., NEAR RIDLEY: 3-story frame building, containing 3 flats of 5, 5 and 6 rooms and bath each; lot 25x 100; rents \$54. \$2100. GLOVER ST., COR. OF POWELL.

\$12.000. AN OFFER WANTED; POLing containing store and 4 flats of 3 rooms each;
also 3-story frame building in rear containing 3
flats of 4 rooms each; lot 25x80 feet; rents \$85. \$6150. DEVISADERO ST. CORNER; NR. bath; stable for 3 horses; lot 27:9x82.

5500. REDUCED PRICE: BRODERICK St., bet. Sutter and Bush: handsome cottage of 8 rooms and bath: large lot, 27:6x137:6. \$7500. FOR SALE OR EXCHANGE FOR STORY bay-window house of 2 flats, containing 5 rooms and bath each; also double cottage in rear; lot 25x137:6; rents \$62.

HEYMAN TRACT! HEYMAN TRACT! THE FINEST RESIDENCE TRACT WITHIN T the city limits; 22d-street electric road directly in front of the Heyman Tract, and Castro-st. cableroad 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 GUAR-anteed by the California Title Insurance Co. STREETS GRADED, SEWERED AND MAC-SAVE BENT! SAVE RENT!

HOUSES BUILT FROM \$500 UP, ACCORD-ing to your own plans, on easy monthly pay-ments; interest decreasing with each monthly

L OTS 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 pay-

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

\$2650. FINE NEW MODERN 5 ROOMS 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.

TATE OF CYNTHIA HOFF SHILLABER. The real estate and property of the estate of CYNTHIA HOFF SHILLABER, deceased, has

been placed in our hands by the trustees, ED-WARD J. LE BRETON and WILLIAM HOFF COOK, ESQS. We offer for immediate sale, viz.: California-st. flats: No. 729, with Nos. 1-2-3 race terrace, in rear; plat 34:6x137:6, with L.

Hoff ave., SE. cor. 16th st.; residence; 102x 137:6. Hoff ave., bet, 16th and 17th, Valencia and Mission sts.; modern flats; Nos. 21-23-25-27-29-31-33-35-37-39-41-43. The title is perfect, and immediate possession can be given; we will accept bids upon the whole or any particular parcel of the estate. For further

ticulars apply
A. J. RICH & CO., Real Estate Agents,
112 Montgomery st., under Occidental Hotel.

CITY REAL ESTATE.

STRICTLY MODERN
PACIFIC HEIGHTS MANSION
ON FINE CORNER.
\$25,000—Reduced from \$30,000 for quick sale on account of owner's departure for Europe; a handsome modern residence of 12 rooms, bath, attic, basement and all modern conveniences; nearly new and in first-class condition; corner lot, 33.6x 107.6; new and elegant furniture for half price if desired; an unusual opportunity for a choice property at a sacrifice price; for full particulars call at office.

EASTON, ELDRIDGE & CO., 638 Market st.

EASTON, ELDRIDGE & CO.,

COR. CALIFORNIA ST. AND 2D AVE. TAKE SACRAMENTO-ST. CARS AND INSPECT THEM TO-DAY. These 6 new modern homes are perfect in all appointments and are for sale on easy terms: small cash payment, balance monthly payments, little more than rent; they coutain 6, 7 and 8 rooms and bath and all conveniences; strictly up to date; see them to-day and call at office for full particulars;

DESIRABLE FLATS.
NEARLY NEW.
GOOD RENTING PROPERTY.
\$8000-2 modern flats of 6 and 7 rooms and bath
on Fillmore st., near McAllister, in fine condition;
extra deep lot. 25x144:6 feet; stable for 3 horses.
EASTON, ELDRIDGE & CO.,
638 Market street.

FINE CORNER.

COLLEGE HOMESTEAD.

ONLY \$750
Silver ave., corner 50x107 feet; 1 block from Mission electric-cars; this is a bargain.

EASTON, ELDRIDGE & CO., 638 Market street.

MUST BE SOLD.
A HANDSOME HOME.
MAKE OFFER. \$7000-2-story house. 9 rooms and bath and table on sunny side of street, 2 blocks north of Market; large lot, 48x115 feet, half of which is recent. EASTON, ELDRIDGE & CO.,

O^N JACKSON STREET.
LOT AND IMPROVEMENTS.
ELEGANT NEIGHBORHOOD \$4000—A cottage on Jackson st., bet. Buchanan and Webster; the lot, 25:3x100 ft., is a big bargain at the asking price.
EASTON, ELDRIDGE & CO.,
638 Market st.

\$200 CASH, BALANCE EASY: I ST., NR. 12th ave.; 21ots, 25x100 each; \$850 each. \$400.\$ RICHLAND AVE., NR. SOUTH ready for building; two blocks from electric cars; 25x100.

\$500. 18TH AVE., NR. A ST.; LOT 25x120; this is a bargain. \$550. N. LINE OF CRESCENT AVE., NR. South ave.; 25x100; Holly Park Tract;

\$800 EACH; 2 LOTS ON 11TH AVE., NR. 125x120 each. \$900. CALIFORNIA ST., NEAR NINTH ave.; 25x110; street sewered and mac-

\$1600. CARL ST., NORTH SIDE, 150:7 be sold: make offer. \$1750. RECENTLY REDUCED: A COR-\$1900. GEARY ST. BET. WOOD AND 25x125.

\$2250. 2 LOTS; 21ST ST., EAST OF NOE; magnificent view; 50x114. EASTON, ELDRIDGE & CO.. 638 Market street.

A. SOUC & CO., REAL ESTATE AND INSURANCE BROKERS HOUSES RENTED. RENTS COLLECTED. 465 AND 467 VALENCIA ST., NEAR 16TH.

\$11,000-45x122:6; Mission st., nr. 19th; 2 cotages, 5 rooms and bath each; this is a splendid location for stores and flats.
\$50250-50x100: Bryant avé., near 24th st.; cotage, 8 rooms: bath, conservatory, finished basement; fine grounds; a good buy. Sold by order of administrator. \$6000-25x125; Fair Oaks; new flats, 5 and 6 rooms, bath; all modern improvements; in one of the best blocks of the Mission.

77x100 to alley: 17th st., near Guerrero; bay-window cottage; 7 rooms, bath; fine grounds; will make an elegant home.

\$6200-25x90: Valencia st., nr. 20th; bay-window house; 8 rooms, bath; could at small cost be converted into a splendid paying business property: lot is worth the money asked.

\$4500-\$3650 will buy it; modern bay-window house, 8 rooms, bath; in A1 order; lot 25:8x115 to rear street; in the center of the Mission; a bargain.

to rear street; in the center of the Mission; a bargain.

\$2250-25x125; Diamond st.: a cheap home for some one; bay-window cottage: 4 frooms, bath; large basement; Al order.

\$4200-26x100; Florida st., nr. 24th; bay-window flats; 4 and 5 rooms, bath, laundry, large basement; modern improvements.

\$2800-25x80; I exington ave., nr. Valencia st.; 2 flats; 4 and 5 rooms and basement; brick foundation: in Al order; rent \$28.

\$2500-25x114; 27th, nr. Church; modern bay-window cottage. 5 rooms; bath; large basement; mottgage \$1400.

\$3500-45x134; Fair Oaks st., nr. 18th; house 8 rooms, bath, and cottage 4 rooms. cooms, bath, and cottage 4 rooms. \$2750-26x114; Bryant ave., nr. 24th; cottage 7 cooms; bath; 14-foot basement; stable and driveour list comprises some of the best property in the Mission. Lots of all sizes in any of the homesteads; alzo good business corners in any part of the Mission. Call and get a list and prices. If you want your vacant houses rented place them with us.

L. A. SOUC & CO., 465 and 467 valencia st., near Sixteenth.

BRICK BUILDING BUSINESS PROPERTY
On Market st.; rent \$7200 a year.
Corner Pacific ave. and Baker st.; 55x137:6 ft.;
price, \$11,000. 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; 68:9x 160 feet. 160 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. ath, basement; 20x95 teet.
Building lots north of Park; price \$300 each.
Apply to C. C. BEMIS, Real Estate and Land
gent. 324 Montgomery street.

WANTED ON THE INSTALLMENT PLAN: house and lot: \$150 or \$200 down, \$20 per month. J. NELSON. 513 Hyde st. COUNTRY REAL ESTATE.

THE BEST, THE CHEAPEST LAND IN CALIFORNIA.

4100 ACRES, \$6750

An acre; one-fourth cash and balance in four yearly payments; interest 7½ per cent per annum.

This is the celebrated McMAHAN RANCH, WOLFSKILL GRANT, situated on the south bank of Putah Creek, Solano County, the banner county of the State, and 3½ miles from Winters, Yolo County, near Pleasant Valley. Will sell you from 10 acres up.

SOILA SEDIMENT LOAM, from 20 to 40 see. 10 acres up.
SOIL A SEDIMENT LOAM, from 20 to 40 feet deep. The prices on improved places on this ranch with surprise you.
NO BETTER FRUIT OR ALFALFA LAND IN THE WORLD.
Will grow as good prunes as the Santa Clara Valley.

Will grow as good percentage of the large of the large of the will tell you it is first class. We court investigation, and if not as represented will pay all expenses to and from land. We have already sold considerable of this land, and are going to sell the rest, and if you expect to own a home now is your time. This land has been valued for years at \$150 per acre, and will be again in the near finning. sho per acre, and will be again in the hearfuture.

Buying this land at \$67.50 per acre is far better than having poor land given to you.

The man or woman who is getting a moderate salary can afford to purchase ten acres and have a home for life.

PRICE OF TEN ACHES \$675.

FIRST PAYMENT \$200.

Balance four equal payments of \$118.75.

This is less than house rent.

We have a tentleman who will take you specially and show you this property.

call at once for further particulars of the sole gents, BOVEE, TOY & CO., 19 Montgomery st.

MUST BE SOLD—ONE OF THE BEST LO-mile from Clear Lake, with plenty running water; 100 acres improved; 5-room bouse; plenty timber; \$2500; time to suit on payments. W. L. FOSTER, Keiseyville, Lake County, Cal. A HUNTER'S PARADISE AND HOG AND duck ranch; 85 acres tule, 10 acres hard land, in the heart of the Sonoma marsh; creeks on 3 sides; 2 duck-ponds; fresh water; 1 mile from 2 stations; good landing. D. H. TWING, Sonoma City, Cal.

6000 ACRES WELL WATERED, WITHIN A. M. SPECK & CO., 602 Market st.

COUNTRY REAL ESTATE.

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

© S PER ACRE; 160 ACRES NEAR MIRA Do monte, Kern County, with 1/4 interest ir artesian well flowing 1,200,000 gallons daily; a great bargain.

LOOK AT THIS; IS THERE ANY ONE IN this world that has \$7500 in coin? If so they can buy 70 acres 2 miles from depot and steamer landing at Martinez, of which there are 1500 bearing fruit trees; 83 acres in wine grapes and 22 acres of table grapes in full bearing; the place cost the owner over \$18,000; our Mr. Bush is personally acquainted with all the details of this place and can assure any one who desires to investigate that he can pay for the place in three years from the revenue of the place.

\$50 PER ACRE: ONE OF THE BEST Costa County, adjoining Marsh ranch, near Brentwood; 560 acres; all fenced and cross-fenced; house of 10 rooms; 3 barns, good out-buildings, chicken-houses, windmill and tank, blacksmithshop, carriage-house; small family orchard and vineyard; 15 acres in almonds and prunes; new orchard; 200 acres—of the above are tule land; terms, half cash.

FOR EXCHANGE FOR SAN FRANCISCO, OAK-LAND, ALAMEDA OR BERKELEY
PROPERTY.

Eight and a balf acres just outside the town limits of Santa Rosa: all out in prunes, etc.; handsome improvements and profitable home place; a bargain at \$5000.

ALSO—Handsome income place of 100 cm. gain at \$5000.

ALSO—Handsome income place of 40 acres, 114 miles from St. Helena; orchard and vineyard; fine improvements; stock and tools; \$7000.

ALSO—6 acres, all out in prunes, plums, pears, cherries, etc.; just outside town limits of Haywards; good house and barn; \$5000.

ALSO—160 acres 16 miles from Woodland, Yolo County; all level good farming land; good improvements; a bargain; \$4800.

ALSO—96 acres 10 miles from Haywards; 12 acres in cultivation, orchard, grain and vegetables; balance grazing land; house, barn, stock and tools; \$2200.

ALSO-160 acres 3 miles from Lakeport, Lake County; a fine summer resort: house, barn, etc.; \$2500. ALSO-160 acres 3 miles from Santa Rosa; fine improvements; stock and tools; \$13,000.

ALSO-160 acres near Clayton, Contra Costa County, with house, barn, etc.; \$20 an acre.

Also 50 acres, 1 mile from Livermore; 40 acres in grapes in full bearing; 9-room house; stone wine-cellar; windmill and tank; small barn; 5 acres in hay, 5 acres in apricots; price \$15,000.

Also 100 acres in town of Livermore, all out in prunes, almonds and pears of the best varieties; age of trees 2 and 3 years old; will exchange the whole or one-half for city property; price \$200 per acre. acre.

Also about 7 acres right in town of Los Gatos: handsomely improved income place; \$7000.

Also paying orchard of 52 acres of prunes, peaches and apricots; 5 miles east of San Jose, on road to Lick Observatory; income of this place last year was \$3800; price \$20,000.

year was \$3800; price \$20,000.

FOR RENT—A profitable income place of 50 acres, 14 miles from Oakland, in Happy Valley, on county road to Walnut Creek; a fine Bartlett pear orchard of 600 trees in full bearing; balance of the land fine fruit, vegetable or grain land: handsomely improved; fenced and cross-fenced; new 5-room house, barn and chicken houses; windmill and tank; terms \$200 cash a year in advance.

Also 160 acres two miles from Cornwall station, Contra Costa County; fenced and cross-fenced; all cu-tivable; house, barn, windmill and tank; rent \$400 price year; half cash.

Also 83 acres level land at Walnut Creek; 10 acres in bearing orchard; house, barn, windmill and tank; rent \$400 a year; half cash.

Also 213 acres 4 miles east of Walnut Creek, Contra Costa County; 130 acres plow land. 12 acres of orchard, 18 acres of vineyard in full bearing; balance wood and pasture land; well watered; rent \$600 per year; half cash.

Also 118 acres rich loam soil, 3 miles from Watsonville, Santa Cruz County; 950 apricot trees; 1300 French prunes, 60 apple; 70 acres cleared and in cultivation; balance fine pastures, suitable for stock and hogs; good house of 6 rooms; barn, etc.; water piped to house and bar from spring.

for stock and hogs; good house of 6 rooms; barn etc.; water piped to house and barn from spring rent \$600 a year; half cash.

EDWIN K. ALSIP & CO. Sacramento and San Francisco.

guarantee to locate any one who desires to pur chase or exchange his property. For sale for \$4 per acre, 80 acres of land in Nevada County, near the Bear River; can all be cultivated; will take \$100 down and give long time

No. 1113-\$400-80 acres of land 21/6 miles NE No. 1113-\$400-\$0 acres of land 246 miles NE. of Carbondale, on the stage road, and 4/2 mile from schoolhouse; has small cabin of 4 rooms; one-half cash required.

No. 974-\$4500-22 acres 2 miles from Concord; 6 acres in vineyard, 5 acres in orchard. 10 acres grain land; fenced into 3 or 4 fields; good 7-room house, good barn, granary; 2 horses, 1 cow, 2 hogs, 100 chickens: 2 wagons, plows, large list personal property; one of the finest places in Contra Costa County; will take city property in exchange. property; one of the finest places in Contra Costa County; will take city property in exchange.

No. 1111—\$4000—41 acres; a splendid piece of property, which would make a fine roadside-house; 12 acres orchard, 2 acres in vineyard; large house of 9 rooms; good barn; fenced with wire fence; 2 horses, 1 cow, wagon, buggy, chickens, hogs and all farming utensils; this is a nice little place and needs to be seen to be appreciated; only 3 miles from Napa City.

EDWIN K. ALSIP & CO., 9 Rotunda, Mills building, San Francisco.

mento was the grandest success of the age. The electric power is adding new life to Sacramento, and property there is selling more rapidly than at any other point in the State outside of Los Angeles.

We are offering lots in South Sacramento and Oak Park, an addition to the city connected by the electric railroad; over 100 houses have been built in this flourishing suburb within 2 years; lots are in this flourishing suburb within 2 years: lots are selling at the rate of 6 a week.

Prices range from \$200 to \$325 for lots 40x150, and from \$300 to \$600 for half-acre lots.

Terms on lots are \$10 down and \$10 per month at 7 per cent; on half-acre tracts, \$25 down and \$10 per month at 7 per cent.

Parties who purchased 2 years ago are getting 25 per cent advance; if you want a sure investment in which you can make good interest upon your money buy some of these lots.

Inquire of EDWIN K. ALSIP & CO.,

9 Rotunda, Mills building, San Francisco.

\$\\ \\$850.5\% \text{ ACRES: GOOD SOIL; NEARLY bouse; fenced; 30 fruit trees; new house; 6 chicken-houses; all appliances for raising chickens; about 150 hens; mile from station; ling chickens; about 150 hens; mile from station; Sonoma County.

\$6500-157 acres near Vacaville; fenced in 7 fleids; all level; 10 acres orchard; house and outbuildings; horse, wagon and farm tools; only \$1000 down; this is a great bargain.

\$3500-70 acres near Santa Rosa; level land; orchard and vineyard; new cottage and outhouses. \$1000-5 acres near town, Sonoma County; nearly all in fruit; house and outbuildings.

\$1600-10 acres level land; 134 miles from depot; Sonoma County; 40 young fruit trees; house, barn, chicken-nouses, brooder and incibator houses, horse, wagon, furniture, incubator, 400 chickens, hay, 3 acres, corn, etc.

\$2500-45 acres near Santa Rosa; 15 acres fruit and vines; plenty of wood and water; house and outbuildings.

outbuildings.
\$100 per acre—First-class bottom land in So-noma Valley in 10-acre lots or more; adjoining depot, postoffice, store, etc.; very easy terms and low interest. GAMAN & LYON, 215 Kearny st. GAMAN & LVON, 216 Kearny st.

O ACRES \$500, 40 ACRES \$1000—NOTHING
O down and no payments for 10 years; interest
only 6 per cent per annum; immediate possession
given; this land will be worth \$100 per acre long
before you have to pay \$1 on it; only 14 miles
from Fresno; 5 miles from 2 lines of railroad and
2 railroad towns; is perfectly level; not over 15
feet to water; a competing railroad develops the
country and those who are bright enough to invest
on the line of it make fortunes; one is about being
constructed through the San Joaquin Valley, the
greatest fruit, raisin and airaifa region in the world;
call or write immediately, as this will all be picked
up soon and you will never get a chance like this.
WESTERN LAND COMPANY, 640 Market st.

CROCE O ONE-THIRD CASH: 9 ACRES: \$\Displays 2250. ONE-THIRD CASH: 9 ACRES; \$\Displays 2250. Napa; 634 acres orchard: 2400 berry bushes; house; tools; stock. I. SCHARFF, 18 Post st.

\$2500. 35 ACRES ALAMEDA COUNTY: BARGAINS; NO CASH REQUIRED; RANCH, Placer fruit belt; level; fenced; partly vines; exchange. Address Owner, 837 Alabama st. exchange. Address Owner, 837 Alabama St.

POR SALE OR EXCHANGE—THE CELEbrated Eden Dale farm; situated 2 miles south
of Sonoma City, 35 miles from San Francisco: 182
acres of fine valley and bottom land; there is in
full bearing 11,600 fruit trees and 17,000 vines of
choice varieties; large modern dwelling of 11
rooms; choice garden, barn, windmill and tankhouse, outbuildings, horses, harnesses, wagons,
cows, and full outfit of farming utensils; one of the
best fruit-dryers; a never-falling trout stream runs
through the place; a positive investment and a
beautiful home; will be sold as a whole or in two or
more subdivisions. Full particulats, J. T. PETERS, Mills building.

MARIN COUNTY-5000 ACRES 26 MILES from San Francisco.

Tracts of any size desired; fruit, grain and vegetable land; no irrigation; both rail and water transportation; \$40 to \$75 per acre; easy terms; town of Novato; graded school, hotels and stores on the property; send for circular.

Dairy for sale with or without cows.
SYNDICATE INVESTMENT COMPANY, 64 and 65 Chronicle building. I OVELY LITTLE HOME OF 15 ACRES; I right in town: 200 fruit trees, peach, plum, fig. orange, etc., in bearing; good house of 8 rooms; good outbuildings; lovely shade trees; a sightly place; \$2500, half cash; another of 9½ acres, gardening soil; \$2600; also 8½ acres, all close to town, \$900. D. H. TWING, Sonoma City, Cal.

STOCKTON REAL ESTATE. HEADQUARTERS FOR STOCKTON PROPERTIES.

YOU MAKE A MISTAKE
IF YOU MISS THE
SEARCHLIGHT POPULAR EXCURSIONS STOCKTON,
BY STEAMER.
EVERY SATURDAY AT 5 P. M.
RETURNING MONDAY MORNING
AT 6 O'CLOCK.
ROUND TRIP TICKETS

CHEAPER THAN STAYING HOME. Tickets include passage, meals, berths, carriag drive through the city, a swim in the Jacksc natural gas well baths, view of the city from the great Courthouse dome, etc. Tickets can be be only at 20 Montgomery st. GEORGE W. HOJ KINS, general manager: official map of Stocktofree.

ree.

STOCKTON PROPERTIES,
CHOIGE INVESTMENT PROPERTIES,
IMPROVED AND UNIMPROVED.
Fine three-story brick building in the best business blook on Main st.; rents for \$170 per month; price \$24.000.

Two-story brick building on Main st., between Center and Commerce: 1ot 45x66:6 feet, with L on Center st.; present income \$50 per month: small expenditure will double it; price \$9000; will exchange for San Francisco residence property.
One-story brick building on El Dorado st., north of Main: income \$ per cent; price \$11,000. One-story brick building on El Dorado st., north of Main: income 8 per cent: price \$11,000.

Two-story brick building on Main st.: choice location: income 9 per cent; price \$13,000.

Elegant business corner; lot 75x100 feet; corner of Main and Center sts.; 2-story brick building, covering entire lot; 5 stores on Main st. and 2 on Center; lodging-house upstairs; price \$40,000; a bargain.

gain.
Choice lot, 75x100 feet, on Flora st.: house of 6 rooms: good barn, windmill, tankhouse, fruit trees, etc.: only \$2500.
CHOICE WATER-FRONT PROPERTY.
Splendid bargain on Stockton (main) Channel: 239 feet on the channel, all bulkheaded; 176:6 feet on Argonaut st. and 235 feet on San Jose ave.; one of the bast barrains in the city. one of the best bargains in the city. GEORGE W. HOPKINS, 20 Montgomery st.

WATER FRONT.
WATER FRONT.
WATER FRONT.
Water front is the nt is the central idea in summir the water front has to offer, all things considered, is the

Opposite depots of the new San Joaquin Valley and Corral Hollow railroads, and adjoining the terminus of and fronting on the Stockton and Lodi railroad.

LOTS FOR SPECULATION.
GOOD TO HOLD ON TO.
CAN'T GO LOWER.
MUST GO HIGHER.
MENDELL WELCKER, Mills building, second
loor, San Francisco. \$\Phi\$125 FOR GOOD LOTS IN
SEARCHLIGHT ADDITION,
STOCKTON, CALIFORNIA,
SURVEYED MONTHS AGO.
PRICES FIXED THEN, BUT
GONE UP ALL AROUND.
READY TO BUILD ON.
Twenty feet higher than the terminus of the San
Joaquin Valley Railroad by the survey of W. B,
Storey, its chief engineer.

Joaquin Valley Railroad by the survey of W. B,
Storey, its chief engineer.
\$10 CASH, \$10 MONTHLY.
NO INTEREST FIRST YEAR.
EXCURSION INDUCEMENTS,
CHAS. S. YOUNG, OWNER,
602 MARKET STREET,
CROCKER BUILDING, S. F.
Removed to basement floor, old State Board of
Trade rooms.

lars of C. F. MOORE, real estate owner, 955 Market st., room 4,8 F.

4300 ACRES IN MERCED COUNTY: 1500
can all be cultivated: fine house, barn and outhouses: all fenced and in perfect order; plenty of river and spring water; four miles from Valley road; price, \$7 per acre. 160 acres near Lod; the best stock ranch that I know of for the money; good house, barns, etc.; fenced and cross-fenced; hog-tight; 15 acres fruit, 4 acres alfalfa; large pond, with living springs; beautiful shade trees; grand avenue through center of property; will divide or as a whole; \$80 per acre. 10-acre tracts just out of Stockton; fine houses, barns and well; \$100 per acre. Ranches all over the county for sale or trade. MORSE COLONY TRACTS. 5. 10, 20 and 40 acres at \$65 and \$75 per acre; most productive land in San Joaquin County. Business and residence property in and around Stockton.

San Francisco property to trade for small ranches, Call or address F. J. SULLIVAN, room 88. Chronicle building, or E. ARMSTRONG, Stockton.

ESCALON HAS BEEN SELECTED BY THE directors of the S. F. and S. J. V. R. R. Co. L directors of the S. F. and S. J. V. R. R. Co. (Valley road) for the principal station in the southeastern part of San Joaquin County and is destined to become at once the most important of all the stations on the line of the railroad on account of the vast bodies of rich, aliuvial loam lands surrounding the town, every acre of which will be sold with a perpetual water right.

Take some of your money out of the 4-percent savings bank and invest in this coming center of southeastern San Joaquin County.

For maps, descriptive matter, etc., address E. E. HARLOWE & CO., 430 East Main st., Stockton, California.

D. R. OLIVER,
REAL ESTATE DEALER,
513 East Main st., Stockton.
Owner of East Stockton and Brown's Additions;
lots in these and other additions at \$5 a month;
no interest and no taxes; largest list of inside property of any dealer in Stockton: quick sales and
small profits is the motto of this office. CHEAPEST AND BEST IN AMERICA—THE WEEKLY CALL, sent to any address in the United States or Canada one year for \$1 50, post-

SANTA CLARA COUNTY.

REAL ESTATE. MACHADO RANCHO-COMPRISING 1700
M acres, for sale in subdivisions.
Situated about 23 miles south of San Jose and 2 miles from Tennant Station on the S. P. R. R. and equi distant between the growing towns of Morgan Hill and San Martin. It consists of rich sediment bottoms on the Llagas Creek, sloping uplands and rolling, grassy hills. The bottoms are especially adapted to fruits of all kinds: the uplands to fruit and grapes. The hill lands offer many fine locations for small orchards and vineyards, with fine pasture attached. The prices range from \$120 per acre for best location in bottom lands to \$15 for the poorest hills.

TERMS OF SALE—One-third down, balance in four equal payments, with interest at 7 per cent per annum. For further particulars consult

B. F. BRANHAM,

REAL ESTATE AGENT,

36 East Santa Clara st., San Jose, Cal.

FOR EXCHANGE:

The strong of the full-bearing or chard-prunes, peaches, pears and apricots; fine pumping plant for irrigation; good for 20 per cent net on investment; owner engaged away from home and can't attend to it; must have \$12,000 cash, balance San Francisco property unincumbered, WITCHER JONES, 25 East Santa Clarast., San Jose, Cal.

TAMES A. CLAYTON & CO., LAND AGENTS (ESTABLISHED 1867), 16 WEST SANTA CLARA ST.,

SAN JOSE, CAL. SOME GOOD PLACES SOLD TO PAY DEBTS. \$15,000—97 acres; beautiful place to live; fine residence, etc.; soil very productive; artesian wells, etc.; 5 miles from San Jose; cost owner over \$30,000.

\$15,000—160 acres of good black land; all level; 7 miles from San Jose; 10 acres in fruit; house, barn, etc.; \$5500 cash, balance can remain.

\$10,000—25 acres fine orchard; no house; on line S. P. R. R.; 1 mile to station; will pay heavily.

\$11,000—20 acres full-bearing fine trees; no house; 1 mile to town.

\$3000—10 acres young orchard; fine soil; five miles out; will pay 10 per cent.

Many places, all prices, but above are very good ones. Places shown free of charge.

CHEAPEST PROPERTY.

\$160 per acre-49 acres, near San Jose, as a whole or in subdivisions to suit purchaser; this is a choice piece of valley land for planting—terms 1/2 No. 1057

\$\phi 325 \text{ PER ACRE-80 ACRES PRUNE orchard; level land; good location, near San Jose; as a whole or will subdivide; will pay right along; easy terms to right parties. No. 1033

SANTA CLARA VALLEY LANDS. 19,000 acres in subdivisions for fruit planting.

Apply to C. H. PHILLIPS, proprietor.

31 Santa Clara st., San Jose, Cal.

SUNNYOAKS.

The heart of Santa Clara Valley, bet. San Jose and Los Gatos: surrounded by fine orchard homes; 10-acre tracts, \$2000: no payment required but 8 per cent interest for 5 years, then four yearly payments; fruit will pay for the land and the interes in that time; write for particulars; nothing like it ever offered.

WOOSTER & WHITTON, San Jose, Cal.

STOCKTON ADVERTISEMENTS OAKLAND ADVERTISEMENTS

OFFICE-008 BROADWAY.

OAKLAND REAL ESTATE. A-\$2700. INCOME PROPERTY.

Improvements new and modern; on the best residence street in Oakland; always rented at \$42 per month; over 18 per cent on the investment; 2 blocks from local station; \$1200 cash; \$1500 mortgage; forced sale; first to make deposit secures the property. J. S. MYERS, 1002 Broadway, Oakland.

CREAT BARGAIN-\$700, REDUCED FROM \$1100: four-room house; barn; chicken-houses; lot 75x150; fenced; near electric cars; easy terms. Fruitvale Land Company, Fruitvale Station. \$275. NICE HOUSE, 2 ROOMS AND LOT, \$10 monthly. H. B. PINNEY, 902 Broadway, Oakland.

\$\frac{\pi}{2}\$100 DOWN WILL SECURE YOU A HOME modern cottage of 6 rooms. bath and laundry; price \$2550, in monthly payments of \$15 or \$50, as desired; only 12 minutes' walk from railroad denot. J. S. JOHNSON, 463 Ninth st., Oakland. TO EXCHANGE FOR A RANCH OR OTHER good property, 36-room lodging-house in Oakland; newly furnished and always full; clears \$100 per month to owner; good reasons for selling; price \$4000 for one week. J. H. EDSON, Real Estate Exchange, 60 San Pablo ave., Oakland.

EXCHANGE HOUSE OF 8 ROOMS IN OAK-land for ranch; value about \$2500. Address K., box 70, Call Office, Oakland. \$2800. VALUE \$3500.

Must be sold this week; modern cottage, 5 rooms, bath; lot 33 feet front; only 4 blocks from City Hall and local station; \$700 cash, balance on mortgage. J. S. MYERS, 1002 Broadway, Oakland.

\$1600, NEW 6-ROOM COTTAGE; BATH:

griduu. cornerlot; 25x100; 1 block 23d-ave. station. McCLAIN & Co., 1105 23d ave., East Oakland. THREE BEAUTIFUL HOUSES, WITH large lots, on Vernon and Oakland Heights, for sale cheap; will furnish you lot and build you a house on Oakland Heights; small cash payment; this is the "Nob Hill" of Oakland. Apply P. W. ANDERSON, 28 San Pablo ave., Oakland. I WANT A SMALL COTTAGE, 4 OR 5 ROOMS and more land near Oakland, for house of 16

rooms, improvements, well of good water and tank, outhouses, orchard, flower and vegetable garden, half acre land, 300 feet off Telegraph ave. Owner corner Claremont ave. and Summer st., Temescal. P. J. O'BRYAN. FINE BUILDING LOTS IN ALVIN TRACT near Fruitvale, and close to San Leandro electric road; local trains stop hourly; \$5 down, \$5 monthly. JACOB HEYMAN, 630 Market st., S. F. WE ARE BUILDING TWO 8 AND 10-ROOM houses within 5 minutes' walk of business center of Oakland: will sell on easy terms. C. P. KERN, Central Bank building.

Do YOU WANT A HOME? I WILL BUY YOU a lot, build house on your own plans, this side of bay; small cash payment, balance monthly. C. P. KERN, Central Bank building, Oakland. TOR EXCHANGE—TWO MODERN HOUSES; well located; value \$9000 cash; for good San Francisco property in Western Addition. W. J. DINGEE, 460 Eighth st., Oakland.

CACRIFICE - A BEAUTIFUL NEW AND OACRIFICE — A BEAUTIFUL NEW AND Well-appointed home at a scriffee; 12 rooms; elegant grounds, 102x150; well improved; fine stable for 4 horses; windmill and tank; pure artesian water, never failing; elevation 140 feet above city base; beautiful scenic view of San Francisco and the bay; must be sold at once; several thousand dollars under cost; no reasonable offer refused. Apply to E. W. WOODWARD, 1118 Broadway, or A. H. BREED & CO., 460 Ninta st F. J. WOODWARD, 1118 Broadway, Oakland.

A TTENTION, PURCHASERS—DON'T FAIL to call and see the new houses we are building and selling on easy terms; will trade for land if clear, ALDEN & GARFIELD, builders, 902 Broadway, Oakland,

WE HAVE OPENED FOR SALE ALL THAT beautiful tract of residence property known as Alice Park, situated on the east side of Alice st., between Durant and Fourteenth, on the shore of Lake Merritt; this is the best residence property in Oakland and will be sold in lots from 50 feet front upward. A. H. BLOW, 1010 Broadway, Oakland.

EXCHANGE FOR OAKLAND PROPERTY—A fine chicken ranch close to Haywards: 15 minutes' walk from electric line: modern house, 4 rooms, bathroom, closets and pantry; well of good place is a beauty; will assume mortgage; price \$2500, T. K. ANDERSON, 463 Ninth st., Oakland A SNAP-BUILDING CORNER, 45x90: CARS pass the lot: \$900 buys it; pleasant neighborhood, within walking distance of narrow-gauge depot. W. E. BARNARD & SON, 458 Ninth st., \$450 BUYS CORNER LOT, 25x100, CLOSE to cars and center of town. W. E. BARNARD & SON, 458 Ninth st., Oakland.

TRUITVALE—BEST BARGAINS AND BEST I terms ever offered; houses and vacant lots; streets all graded, sewered, etc.; in immediate neighborhood of Southern Pacific and electricar lines at Fruitvale station. To convince yourself call at our office on Putnam St., Fruitvale. Syndicate Investment Company, EDWARD DICK.

TO SUIT.

Large list of choice residence property to be soid to the highest bidder: 13 acres near Blair Park, Nob Hill, Piedmont; 150 choice lots; 24 acres in Fruitvale.
GOOD CHEAP RANCHES, close to Oakland.
ACRE TRACTS AND CHICKEN RANCHES,
110 acres: 25 acres close to Piedmont car line;
can subdivide; fine land; easy terms.
THESE ARE SPECIAL BARGAINS.
Doubt fail to see them.

E. E. BUNCE, 1008 Broadway, Oakland. LARGE LISTS OF CHOICE HOMES; BEAU-tiful residence property: 13 acres on Nob Hill, Pledmont; nice tracts and ranches; bargains in lots; easy terms; send for catalogues. E. E. BUNCE, 1008 Broadway, Oakland. \$20 MONTHLY FOR 5-ROOM COTTAGES; plans free. F. BOEGLE, Golden Gate state.

\$\circ\$150. LOTS NEAR THE ALTENHEIM IN and \$1 a week; selling fast; good improvements. H. B. PINNEY, owner, 902 Broadway, Oakland. ALAMEDA ADVERTISEMENTS

OFFICE—1435 PARK STREET. ALAMEDA REAL ESTATE. FLEGANT HOMES IN BEAUTIFUL ALA-FOR IMMEDIATE SALE - NEAR SCHOOL and station; streets improved and sewered. \$4350-\$300 cash; \$35 monthly; 33x150; handsome new colonial house, 7 rooms and bath; near

\$2750. \$150 CASH; BALANCE SMALL \$2750. monthly installments; modern cottage of 5 rooms and bath; large grounds in spleadid location. \$3000-\$250 cash; balance \$30 per month; lot 50x140; modern house of 6 rooms and bath on one of the principal streets.

of the principal streets.

A great bargain; fine residence situated on one of our principal avenues; cost \$11,000; must be sold at once at some price. JOSEPH A. LEONARD CO., 1364 Park st., Alameda. \$\\$4000. A POSITIVE BARGAIN: 2 MODmost new; in a fine location; only 2 blocks from
Willow station; lot 50x180. Apply to owner, 1812
Willow st., Alameda.

BERKELEY REAL ESTATE. \$\Phi 20\$ PER MONTH PURCHASES A NEW 2story 6-room house; hot and cold water
and bath. Address CHARLES DARLING, 508
California st., S. F.

© 20 PER MONTH PURCHASES A NEW S-Toom house; hot and cold water and bath. Address CHARLES DARLING, 508 California st., San Francisco. TO LET IN BERKELEY, SMALL HOUSE and 3 acres land, 10 minutes L and 3 acres land, 10 minutes from North Berkeley: rent \$12. JOS. J. MASON, Dwight way

TO EXCHANGE.

WANTED-RANCH IN NEVADA FOR FINE general farm in California worth \$14,000: 1000 acres: fine buildings; 3 miles from railroad. Send for particulars, GAMAN & LYON, 215 Kearny st. WANTED-IN EXCHANGE FOR GOOD CITY W property a farm worth about \$12,000 citry about 50 miles of San Francisco; must have 15 or 20 acres bearing fruit and good house; principals only need answer. Address Property, box 161, this office.

PROPERTY WANTED. WANTED-TO BUY A LARGE TRACT OF land; must be cheap for cash; give lowest price and full description, railroads, etc. Address DR. GEHRING, Washington, D. C.

Pages 10 and 11.

Classified Advertisements Continued on