CITY REAL ESTATE.

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

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

IMPROVED PROPERTY.

$3550. LARKIN ST.: NICE HOME; 2-story bay-window residence of 6 rooms and bath; high basement; brick foundation; all modern improvements; rooms nicely frescoed; lot running through to rear street.

$3200. CHEAP; JERSEY ST.; 2 BAY-window flats of 4 and 5 rooms and bath each; brick foundation; all modern improvements; rent $27; lot 25x114; will trade for vacant lot near Potrero ave. as part payment.

$9000. PRETTIEST HOME IN THE MISsion; gem cottage of 12 rooms and bath; all modern improvements and convenience; beautiful lawn and garden, stable, etc.; lot 60x122:6.

$2300. HUNT-STREET INVESTMENT; 4 tenements and lot; rent $28.

$5250. COZY HOME ON BAKER STREET; nice bay window; cottage of 6 rooms and bath; brick foundation; stone walks; street accepted; lot 25x102.

$2000. PARK RESIDENCE; McALLISter street; north side; bay window cottage of 7 rooms and bath; brick foundation; stone walks; lot 25x95.

$6500. RENT $72 PER MONTH; SHERwood pl. investment; tenements of 3 and 4 rooms; lot 60x55.

$650. CORNER IN SOUTH SAN FRANcisco; house and lot 75x100.

$3750. CORNER ON TAYLOR ST.; HOUSE of 5 rooms and bath and lot.

$5000. GRAND BARGAIN ON POST ST.; 2-story house of 10 rooms and bath; bay-windows; rent $38; lot 41:3x137:6; room for 3 flats.

$4300. A REAL SNAP; SUBSTANTIAL and nearly new 2-story bay-window residence of 7 rooms and bath; brick foundation; stone walks; street accepted; on Fulton st.

$8000. RENT $60 PER MONTH; FINE INvestment on Baker st.; two 2-story bay-window residences of 7 rooms and bath each; brick foundation; nearly new; lot 32:6x82:6.

$7500. CHEAP; 2 HOUSES AND LOT 30x70; corner on Buchanan st.; rent $51.

$9500. BUSINESS CORNER NEAR 15TH and Mission sts.; 3 flats and store; lot 25x75; building cost $9000 only 5 or 6 months ago; this is a forced sale.

$2500. MUST BE SOLD TO CLOSE AN estate; 24th-st. business property; old building renting for $12 per month, and lot 25x104.

$11,500 ELEGANT WESTERN ADDItion residence; Bush st.; 2-story house of 10 rooms and bath; bay-windows; brick foundation; stone walks; stable on rear street; lot 30x120; 2 frontages; both streets accepted; lovely garden.

$7500. CORNER ON O'FARRELL ST.; 2-story and basement house of 9 rooms and bath; brick foundation, etc.; good corner for a grocery-store; lot 25x92:6; both streets accepted.

UNIMPROVED.

$1000 each—Cheap; 18th st.; 2—each 25x121.
$3000—Bargain; Sacramento st.; 25x132.
$5200—Corner on Baker st.; 37:6x96:10½.
$3000—75x110; Greenwich st.; street work done complete.
$2050—Fine Presidio Heights corner; 27x125.
$1550—McAllister st.; 25x137:6.
$2600—Scott st.; 25x116:3.
G. H. UMBSEN & CO., 14 Montgomery st.

WILL E. FISHER & CO., REAL ESTATE Agents, 14 Post st.

RICHMOND LOTS.

$125. 27TH AVE., NR. CLEMENT ST.; size of lots 25x50.

$400. LOTS ON LINE OF SUTRO ELECtric line; $25 down, $5 per month.

$450. B ST., BET. 21ST AND 22D AVES.; lots 25x100; $25 down, $5 per month.

$650. COR. 17TH AVE. AND B ST.; LARGE lot, 32:6x100; installments.

$1000. LOTS ON SECOND AVE., BET. Clement and California sts.; 25x120 each; graded and ready to build on; terms, $100 down, $10 per month.

$2300. POINT LOBOS AVE., BET. THIRD and Fourth; large lot, 30x100.

$1500. GEARY ST., NR. BLAKE; EASY terms; $50 down; $10 per month.

MISSION LOTS.

$475. LOTS IN THE DE BOOM TRACT, opp. St. Mary's College; $50 down; $10 per month; the branch of the Mission-st. electric cars will be built through this tract; call for maps; every lot is level and ready to build on.

$450. NORTON ST., A FEW STEPS FROM Mission-st. electric cars.

$550. SUNNYSIDE AVE., ON LINE OF Mission-st. Electric road extension to new racetrack.

$600. DIAMOND ST., BET. TWENTY-first and Twenty-second sts., lots 25x125.

WILL E. FISHER & CO.,
Real Estate Agents,
14 Post st.

LOTS SOUTH OF THE PARK. Graded, street work done and ready to build on; low prices and easy terms; these lots command a fine view and are on the line of the Metropolitan electric road; go and look at them in the block bounded by 10th and 11th aves. and L and M sts.; terms, $25 down and $10 per month. WILL E. FISHER & CO., 14 Post st.

FOR SALE BY
M. B. LEVY,
30 MONTGOMERY ST.

BARGAINS UP TO DATE.

MUST BE SOLD.

$3000. ONLY $500 CASH, BALANCE FLAT mortgage; a cozy home (new) of 8 rooms and bath; Castro st., near 22d.

$7000. DEVISADERO ST., NR. SUTTER; large lot, 35x137:6; improved.

$7000. GOLDEN GATE AVE., NR. LAguna st.; 27:6x137:6; improved; good for store and flats.

$6000. BRODERICK ST.; MODERN COTtage of 8 rooms, etc., large high basement and heaters; lot 27:6x137:6.

$4500. MOSS ST., NR. HOWARD; 3 MODern flats, always rented; rent $45.

INVESTMENTS.
INVESTMENTS.
MONEY TO LOAN.
MONEY TO LOAN.

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

MONEY TO LOAN.

$2250. 4 FLATS; LOT 25x80; ALL rented; a fine buy.

MONEY TO LOAN.

$3500. 2 FLATS (MODERN) AND REAR cottage; all rented; large lot.

MONEY TO LOAN.

$4750. 4 FLATS ON LOT 25x90; RENTS $51 a month; all rented.

MONEY TO LOAN.

$6000. 11-ROOM RESIDENCE ON CLAY near Hyde street; a bargain.

MONEY TO LOAN.

$40,000. GEARY ST. BUSINESS PROPerty; rents $250.

MONEY TO LOAN.

$15,500. CORNER STORE AND 7 FLATS; nearly new; opposite plaza; rents $140 a month; offer entertained.

MONEY TO LOAN.

$32,500. BUSINESS PROPERTY; near Tivoli; lot 25x137; well rented.

MONEY TO LOAN.

A. M. SPECK & CO.,
602 Market st.,
Opposite Palace Hotel.

FOR SALE.
$2250. EASY TERMS.
2-STORY HOUSE, 6 ROOMS AND BATH.
Lot 25x120 feet.
½ block from streetcar.
Apply
T. G. PARKER,
Point Lobos ave., near 6th ave.

$16,000. CHOICE BUSINESS CORNER; only 3 blocks from Market st.; good income.
$2100—Cheapest lot 2 blocks from park panhandle; size 28x100.
$3200—Flats renting for $32 per month; on a prominent corner north of Market st.; a pickup.
$5750—Two elegant flats in Western Addition; fine neighborhood and street work all done; rent $57 per month; lot 25x100.
J. W. WRIGHT & CO.,
628 Market st.

HOME, SWEET HOME—THE NEW WAY; send 2c stamp to find out about it. THE McCARTHY CO., 646 Market st., S. F.

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.

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.

MONTGOMERY AVE., MASON AND LOMbard sts.—Large gore corner; well rented; reduced to $14,000. MADISON & BURKE.

$13,000. OCTAVIA, NR. ELLIS; 11 rooms and bath; modern house; lot 30x110. 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.

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

$6500. WASHINGTON, NEAR DEVISAdero—7 rooms and bath; conservatory; lot 25x127:8. 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.

$4500. DUPONT, COR. LOMBARD—DOUble house; rents $38 per month; lot 25x68:9 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.

$3800. ALVARADO, NR. CASTRO—NEW house 7 rooms and bath, only $1200 cash; lot 25x114. MADISON & BURKE.

$2800. 23D, NEAR DIAMOND; FRONT house 5 rooms and bath, and rear house 3 rooms; 25:10x114. MADISON & BURKE.

$2700. COTTAGE ON HAMPSHIRE, NEAR 24th; 5 rooms and bath; lot 25x100. 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.
$1350—Jessie, nr. Herman; 25x77:6; part cash.
$1250—Lake, corner 8th ave.; 30x72.
Sanchez, cor. Valley; 26:4x100; $1250.
$840—California, cor. 17th ave.; 26:8x91:6.
$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.

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

$6750. MODERN RESIDENCE ON ASHbury st., nr. the park; 8 rooms and bath; large basement and attic; lot 25x106:3.

CLAY-ST. BUILDING LOT, COMMANDING A marine view; $80 a front foot; size of lot to suit the purchaser.

$5500. INCOME $576 A YEAR; 4 FLATS on Capp st.

$5500. INCOME $480 A YEAR; 2 MODern flats of 5 and 6 rooms and bath; each on Shotwell st.; lot 25x120.

$2000. BUILDING LOT ON N. SIDE OF Grove st., nr. Baker; 25x100.

FOR EXCHANGE—3 MODERN FLATS; nicely located in the Western Addition, with an existing mortgage of $4000; will exchange the equity for a home in Oakland.

$6000. MUST BE SOLD; MODERN BAYwindow residence of 7 rooms and bath; on the N. side of Oak st., near Scott; street paved with bitumen and accepted by the city; lot 25x100; this is a genuine bargain; owner might consider an offer.

BARGAIN; ON TURK ST., BELOW VAN Ness ave.; lot 27:6x120 through to a rear street; 2-story house of 10 rooms; a reasonable bid will be considered for this property.

$19,500. 4 MODERN 2-STORY RESIdences of 8 rooms and bath each; total yearly rent, $1680; lot 82:6x87:6; on a choice corner in the Western Addition.

$12,500. 3 3-STORY HOUSES ON PINE st., below Polk; lot 50x120 through to a rear street; both streets paved and accepted by the city; houses steadily rented.

VALENCIA-ST. BUILDING LOT, NR. 20TH, offered at a sacrifice; size 25x100; it must be sold; price and further particulars at the office.

$8000. 2 BEAUTIFUL, MODERN BAYwindow flats of 6 and 7 rooms and bath each; on a corner on California st.; rent $840; if you should see this you will buy it.

$3750 ONLY $100 A FOOT FOR A BUILDing lot on Laguna st., nr. Waller, which is only a block from Market st.; lot 37:6x91:4; $6500 for a choice corner adjoining the lot above, that is, cor. of Waller and Laguna sts., 35x100.

A BUILDING LOT FOR $10 A MONTH. Have you seen our exceptional subdivision on the Mission road, right by the electric-car line, only 25 minutes' ride from the City Hall, ranging in price from $350 to $500? Out of our 2 blocks of over 100 lots we only have about 28 left. Twelve houses have been erected and are now occupied by recent purchasers. Take the Mission-st. electric-car and ride to Francis st., and you will there find the block and our representative, GEORGE A. TURNER, who will give you all the information you require.

$16,000. DOWNTOWN BUSINESS PROperty; only 2 blocks from Market st.; lot 25x80.

$12,000. SUTTER ST., NEAR TAYLOR—Substantial 2-story and basement house of 13 rooms and bath; under a lease, the tenant making all repairs; this is a way-down price for Sutter street.

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.

W. H. CRIM & CO., REAL ESTATE AND INsurance Brokers, 118 Montgomery st.
Mission st., near 6th; stores and 3 floors; 30x80.
Eddy, near Leavenworth; handsome residence; 27:6x137:6.
$5250—Shotwell, near 22d; 9 rooms, 2 baths; 32:6x122:6.
$3250—Make offer; Liberty, near Guerrero; 7 rooms; 25x114.
$3200—Buchanan, near Union; flats; 25x117; $2000 on mortgage.
$6000—Pierce, nr. Pine; 8 rooms, bath; 23x87:6.
$5500—Bay, near Hyde; cottage, 7 rooms, bath; marine view; 52:10x137:6.
$4000—Guerrero, near 24th; 6 rooms, bath; 23x100.
$6200—Fulton, near Octavia; 3 flats and store; fine income proposition; 25x87:6.
$6000—Broadway, near Gough; 6 rooms, bath; 24:8x133.
$3250—Mission, nr. 30th; house, 5 rooms; 27x92.
$10,000—Valencia, near 22d; 3 flats; 25x125.
$5500—Geary, cor. Wood: store and flat; 25x—.
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; 25:122:6.
$8500—Corner 20th and Diamond; 125x110.
$2500—Corner Saginaw and Capitol; 200x125; near electric cars.
$1100—Alabama, near 23d; 26x100; also homestead lots on easy terms.
25 Ocean View, 25x125.

$9750. BUSINESS INVESTMENT; MONTgomery ave., bet. Green and Union sts.; large lot, 40x74, with improvements; stores, and flats above; paying good income.
$4000—Golden Gate ave., east of 1st ave.; cottage house of 5 rooms and bath, with 2 lots 25x137:6 feet each; street work done, and a sacrifice.
$5000—Natoma st., east of 6th; lot 25x80, with 2-story house of 2 flats of 5 rooms each; also 2-story rear house of 4 rooms; rents $45; good condition and a bargain.
$1750—Bargain; Rincon court; near Main st.; cottage house of 4 rooms; lot 22x62.
ROBERT J. MERCER & SON, 410 Pine st.

$3000. PAYS OVER 12 PER CENT; front and rear 2-story houses on Shipley st.; lot 25x75; street accepted. GEO. W. ARMBURSTER, 24 Montgomery st., room 1.

WOULD YOU BUY A HOME IF YOU COULD get one cheap? How does this strike you? $6000 for a strictly first-class modern artistic residence of 10 rooms and finished basement; if you are interested in modern house-building see the north line of Waller st., near Masonic ave.

FOR SALE—THE FINEST FLATS IN THE city of 6 and 7 rooms; $1000 cash, balance same as rent; Clayton st., near Waller.

JACOB HEYMAN, REAL ESTATE DEALER, will remove his offices October 15 to room 5, Crocker building.

$4750. CORNER 30x80; 2 HOUSES; GOOD order; rent $67 per month. 26 Chesley st., off Harrison, bet. Seventh and Eighth.

JACOB HEYMAN, REAL ESTATE DEALER, will remove his offices October 15 to room 5, Crocker building.

$1700. COTTAGE 6 ROOMS; ALL HARDwood finish; $900 cash; balance on easy payments; on car line, near carhouse. Z. S. WOOD & CO., 917 Market st.

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

$1050. HOUSE OF 4 ROOMS; 1 BLOCK from streetcars; in San Francisco; will trade for a lot valued at from $400 to $1500 in Oakland or San Francisco. Call after 7 P. M., 2658 Market st.

CITY REAL ESTATE.

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

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

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—North Beach corner; 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.
Corner Leavenworth and Lombard; 40x97:6; new bay-window cottage, 8 rooms and bath.
$11,500—Post, near Mason; 22:11x137:6; front and rear house; rents $53.
$10,000—Howard, near 1st; 25x85; inadequately improved; rent $40.
$10,000—Third, near Folsom; 25x80; store and flats; rents $65.
$10,000—San Jose ave., near 24th; 55:6x188; 2-story house, 10 rooms and bath.
$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.
$6500—Mission, near 24th; 21:6x117:6 to an alley; store and flat above.
$6500—Corner Vallejo and Taylor; 82:6x67:6; house, 12 rooms and bath.
$6000—Bush, near Steiner; 22x77:6; 3 flats, 10 rooms and bath; rents $53.
$6000—Powell, near Broadway; 22:11x137:6; 3-story house, 10 rooms and bath.
$5500—Everett, near 3d: 3 bay-window flats, 17 rooms and baths; rents $50.
$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; shop with 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—Jersey, near Castro; 24x114; 2-story house; 2 flats, 9 rooms and baths; rents $26.
$3200—Larkin and Rockland; 25x137:6 to West end; 3 frontages between Union and Green; cottage, 6 rooms; rent $15.
$3100—7th, near Brannan; 25x80; store with 2 rooms and flat above with 3 rooms.
$3000—Francisco, near Stockton; 23x68:9; cottage, 8 rooms.
$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.
$1250—Salmon, near Broadway; 20x60; 2-story house, 4 rooms; rent $8.
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—Lake and 13th ave.; 40x72.
$1200—Cor. B and 25th ave.; 60x188.
$1000—Homestead, near 24th; 50x125; will subdivide.
$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.

A GOOD
INVESTMENT.

Stop paying rent and use the money thus saved in buying your own home.

I am offering desirable lots in the HEYMAN TRACT at prices which are below the market value, and on monthly installments equal to rent. CALL and be convinced. Remember on the HEYMAN TRACT all street work is done and gas and water mains are laid. This is the only growing section of the city, and can be reached with Twenty-second-street electric road, which passes directly in front of the tract, within 15 minutes. Castro-street cable road 2 blocks distant. The title to the Heyman Tract guaranteed by the California Title Insurance Company.

LOTS IN ALL DESIRABLE PARTS OF THE park, 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; $10 monthly.

$850. 3 ROOMS AND BASEMENT COTtage, near Cortland ave.; good neighborhood and close to Mission-st. car line; $100 down, $10 monthly.

$1100. NEW 3-ROOM AND BATH COTtage, with 6 ft. basement; lot 25x100; fronting San Mateo electric road and 5 minutes' ride to Mission-st. car-line; only 20 minutes' ride to City Hall; $100 down, $10 monthly.

$2650. 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; interest decreasing with each payment.
Diagrams and full particulars of
JACOB HEYMAN,
630 Market st.

JACOB HEYMAN, REAL ESTATE DEALER, will remove his offices October 15 to room 5, Crocker building.

TERMINATION OF TRUST.
ESTATE 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, EDWARD J. LE BRETON and WILLIAM HOFF COOK, ESQS.

We offer for immediate sale, viz.:

Market st., opp. Grant ave.; Nos. 727-729-731; 50x170; Stevenson-st. frontage 60 feet.

California-st. flats; No. 729, with Nos. 1-2-3 Grace terrace, in rear; plat 34:6x137:6, with L.

Hoff ave., SE. cor. 16th st.; residence; 102x137:6.

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

REAL ESTATE FOR SALE BY
C. H. REYNOLDS & CO., 333 Montgomery st.

RICHMOND DISTRICT.

Point Lobos, Cliff House and Forty-first aves. Choice lots fronting new Sutro and Market-st. electric-car system; grand unobstructed view.
Large NW. corner lot; 43d ave., between Park and Sutro's Point Lobos ave. electric car line.
D street—Desirable corner business lot, fronting Golden Gate Park, near car terminus and ocean.
Fifth and Sixth aves.; Central Park; South San Francisco lots; fine manufacturing location.
Holly Park, Bernal Heights, Gift Map—Lots.
$6000—Sacramento-st. house and lot; nr. Pierce st.; modern improvements; on cable-car line.
Fine residence, warehouses and business investments.

$1600. COTTAGE, 4 ROOMS, IN BERKEley; lot 100x125.
$500—Lot 50x125; $50 down, $10 monthly.
$200—Lot 25x135; $10 down, $5 monthly.
CHAS. A. BAILEY, 46 Market st., San Francisco, or Berkeley station, Berkeley.

GO AND SEE THIS TO-DAY—A BEAUTIFUL cottage of 5 rooms and bath; cars pass the door; no reasonable offer refused; house open for inspection from 12 to 4 P. M. to-day: Castro st., near Clipper. WORKMAN & FRENCH, 630 Market st.

PACIFIC HEIGHTS RESIDENCE,
ONLY $3000 DOWN.
For sale on account of departure, one of the most elegantly appointed residences on Pacific ave.; contains 12 spacious rooms, basement and attic; grand marine view; every modern convenience; this is a bargain such as is seldom offered; as an investment it will pay 9 per cent on the asking price; full particulars on application. WILL E. FISHER & CO., real estate agents, 14 Post st.

CITY REAL ESTATE.

$5000. FULTON, BET. BRODERICK and Baker, on drive to park, cottage of 6 rooms and bath; lot 25x137.

$5750. SCOTT ST., BET. TURK AND Eddy, 2-story frame containing 2 flats of 5 and 6 rooms and bath; lot 25x100; rent $44.

AN OFFER WANTED.
$3000. PERRY ST., NEAR FOURTH; 2-story frame building of 6 rooms; lot 25x80.

MUST BE SOLD.
$5000. WALTER ST., NEAR RIDLEY; 3-story frame building, containing 3 flats of 5, 5 and 6 rooms and bath each; lot 25x100; rents $54.

$2100. GLOVER ST., NEAR LEAVENworth; 2-story building, contains 2 flats 4 and 6 rooms; lot 24x60; rents $22; a very cheap place.

$12,000. AN OFFER WANTED; FOLsom st., near Sixth; 3-story building 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.

ANOTHER BARGAIN.
$750. CALIFORNIA ST., NR. 12TH AVE.; 25x100; streetwork all done.

WESTERN ADDITION RESIDENCE.
$12,500. WASHINGTON ST., NR. WALnut; 2-story and attic building of 14 rooms; 2 baths, laundry, etc.; all modern conveniences; lot 32x103; or $14,000 furnished.

MUST BE SOLD.
$4100. SOUTH PARK, NR. THIRD ST.; lot 42x117:6; 2-story frame house; also cottage in rear of 5 rooms.

A GREAT BARGAIN.
$4100. BRYANT ST., NR. 3D; 2-STORY frame building, containing 2 flats of 3 and 5 rooms and bath each; lot 22x80 to rear street.

WESTERN ADDITION FLATS.
$6250. PINE ST. BET. BAKER AND Lyon; 2-story frame building; 2 flats, 5 and 7 rooms and bath each; lot 25x137:6.

A SPLENDID INVESTMENT.
$23,000. RENT $2500 PER YEAR; ON best portion of Nob Hill; new improvements; extra large lot; cable-car passes property; call at once.

$1000. $50 CASH; $10 MONTHLY; LOTS 3d, 4th and 5th aves., California, Clement and Lake sts.; we have best lots in this section.

$1350 EACH—24TH ST., NR. NEBRASKA; 4 lots, each 25x100.

$28,000. 6TH ST., NEAR HOWARD; 2-story frame building; store and flats above; also double house on rear street containing 2 flats of 6 rooms each; lot 25x155.

DOWNTOWN INVESTMENT. PAY 9 PER CT.
$8000. PINE ST., NR. KEARNY; 2-STORY brick building; rent $60 net; 1 tenant.

$4100. PAGE ST., NR. DEVISADERO; 37:6x82:6; street accepted.

$900. PROSPECT AVE. AND LIZZIE ST. (corner); lot 23x105 with "L."

MAKE AN OFFER.
$3000. BAKER ST., ONE-HALF BLOCK from Park entrance; lot 25x103.

BALDWIN & HAMMOND,
10 Montgomery st.

TAKE A VALENCIA-ST. CAR TO-DAY.
TRANSFER AT 14TH ST.
TO ELECTRIC ROAD. RIDE TO CHENERY AND CASTRO STS.
$375 One fare. We have a Branch office there. Lots on streets graded, sewered and macadamized for $350 on $10 monthly payments. Cheapest lots in the city.
CASTRO-ST. ADDITION.
$750 We will build you a good, neat 4-room cottage and bath for $750 on one of above lots, making $1100 in all. Lot fenced. Water and sewer connected. Remember the street work is done. Best home for the money ever offered. Easy terms.
BALDWIN & HAMMOND,
10 Montgomery st.

RICHMOND——RICHMOND.
Don't wait; buy now, while prices are low; Sutro Electric Road will be running soon on Clement st.

$400 and Upward.

Lots on Twenty-fifth ave., Clement st. and Point Lobos ave.; 25x130; level; cheapest lots in entire district; $50 cash, $10 monthly.
BALDWIN & HAMMOND,
10 Montgomery st.

SNAPS ON EASY TERMS.
TENTH AVE. M ST. $275 EACH. ELEVENTH AVE. N ST.
$25 CASH. $10 MONTHLY.
Twenty-one lots sold within last 3 weeks. Call at once. Fine views; nearly level. 25x120.
Adjoining property held much higher.
BALDWIN & HAMMOND,
10 Montgomery st.

BOVEE, TOY & CO.,
REAL ESTATE AGENTS.

$2500. MODERN BAY-WINDOW COTtage, 6 rooms and bath, laundry, etc.; size of lot 25x114; 25th st., nr. Church, 1 block from 24th-st. electric-cars; see this.

SUTTER-ST. BUSINESS PROPERTY; NEW improvements; 2-story building; store and 2 rooms ground floor; 5 rooms and bath second floor; rents $50 per month; price $6000; mortgage $3500 can remain; size 27:6x62:6; will trade equity for a home in the Mission.

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

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

$7000. LARKIN ST., NEAR 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. COTTAGE OF 4 ROOMS AND bath; sunny side of 21st 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.

$2500. A SNAP—CLAY ST., BET. TAYLOR and Jones; a house of 5 rooms and bath; lot 22:11x60; property in this locality rents well.

$7250. BUSINESS INVESTMENT ON DEvisadero st., near Sutter; if improve we have a tenant that will take a 10 to 15 year lease; this will pay well on the investment; see us at once; size 35x137:6.

$16,000. O'FARRELL ST., NEAR POWell, N. side; good 3-story building; this is a choice downtown investment.

WE HAVE SEVERAL CHOICE CORNERS downtown. N. of Market st., for sale.
BOVEE, TOY & CO., 19 Montgomery st.

$350. 25x120, E. SIDE 20TH AVE., 175 N. of B st., Richmond district.
$350—60x100, NE. cor. Yale and Felton sts., University Mound Tract.
$350—Lots 27 and 28, block 57, City Land Association.
$600—Lots 5, 6 and 7, block 188, Abbey Homestead Association, 35x100, with nice spring of water. CHAS. C. FISHER, 507 California st.

ONLY ONE LEFT OF THE ELEGANT 8 room houses on the sunny side of Cole st., near Waller; $500 cash; balance on very easy terms.

$3750. COR. CASTRO AND TILDEN STS., bet. 15th and 16th; 5-room cottage and bath: also stable; lot 28x120.

S. F. LOTS—$100 UP; NEW TRACT; $5 down, $5 per month; low prices; easy terms. THE McCARTHY CO., 646 Market st.

SOL GETZ & BROTHER,
REAL ESTATE OWNERS,
ROOM A, FIRST FLOOR, CROCKER BUILDING.
HEADQUARTERS FOR PARK LOTS.
NEAR THE AFFILIATED COLLEGES.
FINEST RESIDENCE LOTS IN THE CITY ON INSTALLMENTS at low prices.
$100 TO $350: LOTS NORTH AND SOUTH of the park; $10 down and $5 monthly. SOL GETZ & BRO.
$450 TO $1100; GRADED LOTS NEAR park car lines; elegant view of ocean, park and concert valley; on terms to suit purchaser. SOL GETZ & BRO.
$100 TO $250; BUILDING LOTS NEAR Mission and San Mateo electric car lines, Lakeview and new racetrack; only $10 down and $5 monthly; your choice of 100 lots; don't miss this. SOL GETZ & BRO.
CALL FOR MAPS AND DIAGRAMS.
SOL GETZ & BRO., Owners,
Room A, first floor, Crocker building.

JACOB HEYMAN, REAL ESTATE DEALER, will remove his offices October 15 to room 5, Crocker building.

CITY REAL ESTATE.

FINISHED.
FINISHED.
TWO SOLD.
TWO SOLD.
ENGLISH COTTAGE HOUSES.
CALIFORNIA ST., COR. 2D AVE.
STRICTLY MODERN.
PERFECT IN EVERY DETAIL.
FOR SALE ON EASY TERMS.
ONLY $3500 EACH.
SMALL CASH PAYMENT.
BALANCE MONTHLY.
SAME AS RENT.
INSPECT THEM YOURSELF.
TAKE SACRAMENTO-ST. CARS.
FOUR LEFT.
FOUR LEFT.
SEE THEM TO-DAY.
SEE THEM TO-DAY.
Call for full particulars.
EASTON, ELDRIDGE & CO.,
638 Market st.

DOWNTOWN RESIDENCE.
MUST BE SOLD.
$9500—A fine, substantial residence of 12 rooms and bath on N. side of Bush st., near Leavenworth; this is an exceptionally good opportunity for any one wishing a residence handy to town; lot alone worth the money.
EASTON, ELDRIDGE & CO.,
638 Market street.

MODERN FLATS.
AT A SACRIFICE.
$6250—Two elegant modern flats of 6 and 7 rooms and bath, near Haight and Pierce sts.; lot 25x106:3 ft.; rents $600 per annum; cost $8000, recently reduced from $6750; only 3 years old.
EASTON, ELDRIDGE & CO.,
638 Market st.

DESIRABLE HOME.
AT A BARGAIN.
$5000—Two-story house of 7 rooms and bath on O'Farrell st., near Pierce; lot 25x100 ft.
EASTON, ELDRIDGE & CO.,
638 Market st.

FOR SPECULATION.
FOR INVESTMENT.
$7000—Store and 2 rooms; house of 6 rooms and flat of 4 rooms on Minna st., near 1st; large lot, 40x80 feet;