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.

IMPROVED PROPERTY.
BARGAINS.

$9000. PAYS $1230 PER ANNUM; CORner in northern part of city; east of Folk st.; substantial improvements in store and upper flat; 1 house of 7 rooms and bath and 1 cottage of 7 rooms and bath; brick foundation; stone walks; street bituminized; cable-cars pass the property; this is a bargain; lot 45:10x137:6.

$15,000. CORNER, ON EIGHTH ST.; 3-story and basement building, in store and flats, and 3 flats of 3 rooms each in rear; rent $118 per month; this is a choice investment.

$9000. OAK ST., NR. MARKET; 2 FLATS and rear house of 2 flats; rent $71 per month; lot 27:6x95.

$3500. UNION ST., NEAR HYDE ST., 2-story house of 12 rooms and bath, renting for $35 per month; this is cheap.

$20,000. BUSINESS CORNER ON 11TH st.; substantial improvements; renting for $116 50 per month; lot 30x90.

$7000. RENT, $95 PER MONTH: PAcific st.; business property; improvements and lot 34:4½x117:6.

$2750. RENT, $42 PER MONTH; MUST be sold; 3-story house and lot 25x80; street accepted; near 7th and Bryant sts.

$5000. LOUISA AND RITCH STS.; 2 frontages; 2-story building; brick foundation; rent, $55; lot 25x75.

$2500. BUSINESS PROPERTY ON 24TH st.; old improvements; renting for $12 per month; lot 25x104; would pay 10 per cent on an outlay of $5000.

$3250. 12TH ST., NR. HOWARD: OLD improvements; renting for $26 per month; in two tenements.

$10,500. NICE CORNER ON GUERRERO st.; contains 9 rooms and bath; bay-windows; brick foundations; lot 50x92:6.

$1000. OLD COTTAGE OF 2 ROOMS; will be sold on monthly installments to suit purchaser; lot 25x114; 22d st., nr. Church.

$2750. NEAT COTTAGE ON 19TH ST., nr. Castro; contains 5 rooms and bath; bay-windows; brick foundation; $300 cash; balance in monthly payments.

$5000. FOLSOM ST. INVESTMENT, NR. Seventh—Store below and flat above; lot 26x75.

$6000. MUST BE SOLD—OAK GROVE ave.—5 tenements in good condition; rent $70 per month; lot 25x112.

$15,000. CHOICE MISSION ST. INVESTment—In stores and flats; further particulars at the office; lot 50x80.

$4500. FOR A FEW DAYS ONLY—HILL st., near Valencia—Nearly new house of 8 rooms and bath, bay-windows, brick foundation; lot 30x114; see this to-day; house cost $3500 to build; lot is easily worth $2250.

$3600. NICE 2-STORY RESIDENCE ON Church st.; contains 7 rooms and bath; bay-window; brick foundation; street work done complete; lot 25x117:6 to alley.

$4100. CORNER RESIDENCE ON LAguna st., near Union; must be sold, as owner must leave the city; residence of 7 rooms and bath; bay-windows; owner paid $5750 for this 5 years ago; no reasonable offer refused.

$9250. CHOICE RESIDENCE ON THE sunny side of Ellis st., near Laguna; contains 9 rooms and bath; bay-window; brick foundation; street work done complete; lot 25x120 to rear street.

UNIMPROVED.

$3000—Building lot on Bush st., near Scott; 27:6x137:6.
$2000 each—McAllister st.; 2 choice building lots; 25x137:6.
$2600—Scott st.; 25x116:3.
$400—Ocean View; 100x125; almost a dead level.
G. H. UMBSEN & CO.,
14 Montgomery st.

MONEY
LOANED ON REAL ESTATE
AT LOWEST MARKET RATES.
BORROWERS ACCOMMODATED AT SHORT NOTICE BY THE CALIFORNIA
TITLE INSURANCE AND TRUST COMPANY.
OFFICE—MILLS BUILDING.
L. R. ELLERT, MANAGER.

WILL E. FISHER & CO., REAL ESTATE Agents and Auctioneers, 14 Post st.
Lots for sale in all parts of the city. Houses and lots for sale on the installment plan. Call for lists.

RICHMOND LOTS.

$125. A ST., NR. 30TH AVE.; lot 25x120.
$650. LOT 32:6x100; COR. 17TH AVE. and B st.
$450. LOTS 25x100; B ST., BET. 21ST and 22d ave.; $25 down, $5 per month.
$1000. LOTS 25x120; 2D AVE., BET. Clement and California sts.; $100 down, $10 per month; street sewered and macadamized.
$2300. POINT LOBOS AVE., BET. 3D and 4th; large lot; 30x100.
$1500. POINT LOBOS AVE., NR. 1ST.; $100 cash, $10 per month; level and ready to build on.
$1500. NW. COR. 18TH AVE AND B ST.; 86:6x100; this makes 3 lots, including a corner, and is the cheapest piece in Richmond.

LOTS ON SUTRO ELECTRIC LINE.

$350 $400 $450 $500 These lots 25x120; unsurpassed marine view; ready to build on; terms $25 cash, $5 per month.
$1250. CLEMENT ST. AND 2D AVE.—large lot, 30x100; easy installments.
$800. CALIFORNIA ST. AND 11TH AVE.—lot 25x100; a snap.
$850. 23D AVE., BET. LAKE AND CALIfornia sts.; a cheap lot.

HOMES ON INSTALLMENTS.

$850. BROSNAN ST. NR. 14TH AND Valencia—Small lot, 20x30.
$4000. GEARY ST.—LOT 41x137:6, 9 rooms, stable, sunny side of street.
$3000. A 6-ROOM COTTAGE ON GEARY st.—Large lot, 25x120.
$7200. PINE ST., BET. LAGUNA AND Buchanan—Lot 27:6x137:6; modern new house, 8 rooms.
$9000. CLAY ST.—A MODERN PRESIDIO Heights residence; lot 32:6x127.
$3000. A BARGAIN IN a 14-ROOM PAcific Heights residence for $3000 cash, balance on installments; one of the most desirable Pacific Heights homes, for sale on account of departure of owner.

MISSION LOTS.

$475 UP—LOTS IN THE DE BOOM TRACT, opp. S. Mary's College: $50 cash; $10 per month; electric-cars pass the property.
$1100. SUNNYSIDE AVE. — BUSINESS cor.; lot 50x100; easy terms.
$450. NORTON ST.—A FEW STEPS FROM Mission st.
$500. DIAMOND ST., BET. 21ST and 22D sts.; $100 cash, $10 per month; see these lots.

BARGAIN — DRESS CIRCLE, PACIFIC Heights; 51:6x137:6; Vallejo, bet. Baker and Lyon; lovely scenery; sheltered. C. W. F., box 65, Call Office.

$9750. BUSINESS INVESTMENT; MONTgomery ave., bet. Green and Union sts.; large lot, 40x74, with improvements; stores, and flats above; paying good income; make offer.
$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.
Great sacrifice; $6500; Howard st., bet. 5th and 6th; lot 25x80, with 2-story old brick house, now rented; call at once for this bargain.
$1450—Bargain; Rincon court, near Main and Harrison sts.; lot 22x62, with cottage house of 4 rooms; very cheap; must be sold.
ROBERT J. MERCER & SON, 410 Pine st.

$6200. TWO ELEGANT MODERN BAYwindow flats of 7 and 6 rooms and bath each; near Market and Sixteenth sts.; half a block from cable-cars; a bargain. G. W. ARMBRUSTER, 24 Montgomery st.

PRICE $4500; $1000 CASH, BALANCE $43 per month; modern new 2-story house; 7 rooms and bath; lot 31:5x120 feet; 2d ave., near Lake st.; will rent for $30 per month.
T. G. PARKER, 1780 Point Lobos ave., near 6th ave.

TO EXCHANGE FOR INSIDE LOTS—A NE. corner on Page st.; equity to $2500. Address W. R., box 115, Call Office.

BARGAIN—FOR SALE ON OWNER'S REmoval, 308 Fell st., 4 flats and store; good rents; payment part cash; rents at $85.

S. P. MIDDLETON & CO., AUCTIONEERS.
Salesrooms 30 Montgomery st.
Special probate sale at auction at salesroom on Tuesday, November 5, 1895, at 12 o'clock M., of real estate belonging to the estates of
Edward Theron Kennedy (deceased) and Amelia Marie Kennedy (deceased), 4-story and basement brick building, 411 Pacific st., nr. Sansome; 22:11x78:6 feet; rented for 2½ years at an average rent of $35 per month.
50-vara lot on SE. cor. of Hyde and Bay sts., Bay st. paved and accepted, cement sidewalks, cable-cars on Hyde st., 2 dwellings and corner store, are on ground rent and are not sold with the land; lot on S. side of Francisco st., 160:6 feet E. of Van Ness ave., 80x137:6 feet; sales made subject to confirmation of Superior Court.

$16,000. CHOICE BUSINESS CORNER on Hayes Valley, 3 blocks from Market st.; 3 frontages; streets accepted.
$3200—A bargain in flats N. of Market st.; paying 1 per cent per month; mortgage $2500 can stand.
$3750—Two elegant flats in Western Addition; fine neighborhood and street accepted; rent $37; lot 25x100.
$2750—Two-story cottage house; monthly rent $30; in panhandle district; owner must sell; mortgage of $2250 is about to be foreclosed.
$5500—Modern 7-foom house on Collingwood st., near 18th; lot 49x125; street work done; stone sidewalk; all in fine condition.
J. W. WRIGHT & CO., 628 Market st.

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.

$15,000. WALLER ST. COR. SHRADER: new building stores and flats; lot 34:7x80. 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.

$5000. MINNA ST., NR. 3D; STORE AND flat; lot 20x70. 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.

$2600. 20TH ST., BET. YORK AND Hampshire; 5 rooms and bath; rents $15; lot 24x92. MADISON & BURKE.

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

UNIMPROVED PROPERTY.

$3500—Post st., near Laguna; 26x137:6; reduced for a short time only.
$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 st. 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.
$2000—15th st., near Castro; 25x100.
$1850—Jessie, nr. Herman; 25x77:6; part cash.
$1250—Lake, corner 9th ave.; 30x72.
Sanchez, cor. Valley; 26:6x100; $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.

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

$4000—Broadway: marine view; north side, near Scott; 25x100 feet; cheap.
$5250—Three-story building and store; 21 rooms; close to Golden Gate Park; lot 25x120 feet; rents $420; property cost over $7000.
$21,000—Elegant marine view property on north side Pacific ave.; 68x127:8¼ feet.
$16,000—Prominent Western Addition corner; annual income, $1470; stores, flats and dwelling-houses; lot 55x100 feet.
$2250—510 Diamond st.; modern house of six rooms and bath; terms, $100 cash, balance $20 monthly, same as rent.
$9000—Yearly income $900; Larkin st. flats; lot 25x87:6 feet; offer wanted.
$1850—Rents per annum, $240; two cottages opposite California Sugar Refinery; lot 30x110 feet; make us an offer.
$1900—Carl st., near Cole; north side; lot 25x137:6 feet.
$8000—Church and Liberty sts., SW. corner; fine residence of 8 rooms, bath and large basement; lot 30x105 feet; can arrange terms if desired.
$6200—New handsome flats on Belvedere st., near Frederick and Golden Gate Park; lot 25x121:10 feet.
$6500—Cost the owner $8000; elegant residence of 10 rooms and bath on sunny side of street, near Golden Gate Park; easy terms if desired.
$5500—Rents $600 per annum; modern 2-story flats of 5 and 6 rooms and bath; Union st., near Larkin; lot 26x67:6 feet.
$5500—Two-story house of 7 rooms and bath; north side of Pacific ave., near Polk; good business property.
$22,000—Golden Gate ave. corner; substantial new improvements; rents $203; will take one-half purchase price in vacant city lots, balance on mortgage.
$10,000—Devisadero-st. residence, new and modern; contains 12 rooms, attic and basement; lot 25x162:6 feet.
$6500—Devisadero st., near Pine; business portion of street; cottage of 5 rooms and bath; lot 27:6x100 feet.
$2800—Cost owner over $4000; handsome modern bay-window cottage, 5 rooms and bath; cement street; on line Sutro electric road; easy terms, equal to rent if desired.
$1300—Stevenson st., near 14th, 25x65 feet; or three lots at same rate.
$3250—Reduced from $3600; 2d ave., bet. Point Lobos and Clement; new cottage of 5 rooms and bath; easy terms, equal to rent if desired.
$1100—Noe st., E. line, near Hill; 25x110 feet; lot all graded and ready to build on.
$1400—Hickory ave., bet. Oak and Fell sts., near Buchanan; lot 27:6x50 feet.
$3400—N. side Jackson st., near Leavenworth, a 2-story flat of 4 rooms each; rent $24 50 per month; size lot 24:6x82.
$8500—Pine st., close to Polk; 4 dwellings of 6 rooms and bath each; rents $74 50; lot 25x120 feet to Austin street.
$6500—Reduced from $8000; two new flats, 6 and 7 rooms and bath; rent $51 50 per month; on McAllister st.; size of lot 25x137:6.
$3750—Fillmore st., W. line, bet. Hayes and Grove; 25x100; or 3 lots at same rate; terms, ¼ cash.
$2000—Church st., bet. 15th and 16th sts.; 25x125 feet; on line electric road.
The above is only a partial list. We will be glad to furnish a complete list on application.
SHAINWALD, BUCKBEE & CO.,
218-220 Montgomery st., Mills building.

A. M. SPECK & CO.'S INVESTMENTS.
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$200 CASH DOWN, $1050 IN PAYments; elegant 5-room modern cottage; lot 25x80; near car line; must sell.

$2250. 4 FLATS; LOT 25x80; RENTS $30; all rented; fine buy.

$2800. BUSINESS PROPERTY AT 518 Castro st., bet. 18th and 19th; offer wanted.

$3500. 2 NICE FLATS OF 6 ROOMS and bath each, near Hayes and Octavia sts.; rent $30; very cheap.

$3800. 7 ROOMS AND BATH; NEARLY new corner residence on Laguna st., assessed for $3000; cost about $6000 a few years ago.

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

$7500. 6 FLATS, LOT 50x80, NEAR 4th and Mission; rents $62; all rented; any offer wanted; to settle estate.

$15,000. CORNER STORE AND 7 FLATS; nearly new; opposite plaza; rents $140 a month; offer entertained.

$40,000. GEARY-ST. BUSINESS PROPerty; rents $250; lot 55x120.

$50,000. 50 FEET FRONT ON THE N. side of Market st.

$70,000. BUSINESS CORNER; 87x87:6; only a few blocks from the Baldwin; rents $400.

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

AL HORIGER. LOUIS A. SOUC.
L. A. SOUC & CO.,
REAL ESTATE AND INSURANCE BROKERS
HOUSES RENTED. RENTS COLLECTED.
465 AND 467 VALENCIA ST., NEAR 16TH.
As we make a specialty of Mission property and are right on the spot, we can save you time and money by calling on us at once.

$6000—25x105: Guerrero st., nr. 19th; elegant home; 8 rooms, bath, laundry, conservatory, large basement and yard.
$1100—Lot 25x114; 18th st., nr. Church.
$2000 cash; $3500 can remain; splendid residence of 8 rooms; bath, modern improvements; in A1 order; 20th st., nr. Valencia; lot 25x114.
$1000—Lot 25x114; 27th st., nr. Guerrero.
$2650—25x80; Lexington ave., near 18th st.; 2 flats, 5 rooms each; always rented for $28; this is a good buy.
$1800—Lot 25x110; Ridley st., near Market.
$2200—Lot 25x105; Roland st., near Guerrero; bay-window house, 8 rooms, bath; house in perfect order.
$1500—27x88; Church st., near 17th.
$5500—25x114; 19th st., near Valencia; modern bay-window flats; 6 and 7 rooms, bath; rents $45.
$1800—25x110; Noe st., near 17th.
Our list comprises some of the best property in the Mission. Lots of all sizes in any of the homesteads; also 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.

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

7 MINUTES OF CITY HALL; COTTAGES ON terms: $3600, $1000 cash; Shotwell, near 17th st.; 5 rooms, bath, gas; stone sidewalk; high basement; 3 car lines; large lot; open daily; almost completed.

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

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

IMPROVED PROPERTY.

$2500. A NEAT COTTAGE OF 6 ROOMS on Precita ave., near 28th and Mission sts.; large lot, 40x140 feet.

$3250. 20TH ST., NR. CASTRO; 8 ROOMS and bath; house alone cost $4000; only 4 years old; lot 25x97:6 feet.

$3250. 2 FLATS ON JESSIE ST., NEAR 18th; 4 rooms each; always rented; in Mission warm belt; lot 25x80 feet.

$3750. LAUREL PLACE, OFF 1ST ST., bet. Folsom and Harrison; lot and improvements; lot 50x90 feet.

$3750. A PRETTY HOME; COLLINGwood, near 19th; 8 rooms and bath; nearly new; lot 27:6x125 feet.

$4700. WELSH ST., NR. 4TH; 6 TENEments; rents $650 per annum; improvements in good condition.

$4850. A COZY COTTAGE OF 6 ROOMS and bath; on Baker st., bet. Sacramento and Clay; lot 25x106 feet.

$6000. A WESTERN ADDITION HOME; Devisadero st., nr. Haight; residence 8 rooms and bath, in good condition; lot 25x100 ft.

$6250. TWO MODERN FLATS OF 6 AND 7 rooms and bath; nearly new; on Pierce st., nr. Haight; lot 25x106:3 ft.; rents $600 per annum.

$6500. REDUCED FROM $7000 TO CLOSE an estate; store, flats and 6-room house on Minna st., near 1st; rents $720 per annum; lot 40x80 ft.

$7750. AN ELEGANT HOME OF 9 rooms and bath; laundry and all conveniences; on Clay st., nr. Devisadero; lot 28:9x127:8 ft.

$8000. A FINE PAIR OF MODERN flats on Fillmore st., nr. McAllister; lot 25x144:6 ft.; rents $700 per annum.

$8750. STORE, FLAT AND HOUSE OF 6 rooms and bath; corner of 5th st.; rents $750 per annum.

$9500. A DOWNTOWN RESIDENCE, 12 rooms and bath, on Bush st., nr. Leavenworth, only a few minutes' walk from Kearny st.

UNIMPROVED PROPERTY.

$1375. 18TH ST., NR. NOE; 25x114 FEET.
$1375. SACRAMENTO ST., NR. MAPLE; 27:6x132:7 feet.
$1500. CARL ST.; NR. COLE; 25x137:6 feet.
$1500. GREENWICH ST., NR. POLK; 25x137:6 feet.
$1625. SHRADER, NR. BEULAH; 25x106:3 feet.
$1750. WALLER ST., NR. CLAYTON; 25x108 feet.
$2100. CLAYTON ST., NR. WALLER; 25x106:3 feet.
$2250. CLAYTON ST., NEAR PAGE; 25x106:3 feet.
$2750. BAKER ST., NEAR WASHINGton; 25x106:3 feet.
$4000. SUTTER ST., NEAR FILLMORE; 25x137:6 feet.
$4500. NW. COR. CHURCH AND ARMY sts; 88x80 feet.
$5000. 19TH ST., NEAR VALENCIA; 30x100 feet.
$7000. 23D, NEAR VALENCIA; 58x114 feet.
$7500. MARKET ST., NEAR CASTRO; 25x118 feet.

EASTON, ELDRIDGE & CO.,
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638 MARKET ST.
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SAVE RENT. BUY A HOME.
SAVE RENT. BUY A HOME.

NEW HOUSES.
JUST FINISHED.
STRICTLY MODERN.
PERFECT IN EVERY DETAIL.
6 AND 7 ROOMS AND BATH.
FOR SALE ON EASY TERMS.
SMALL CASH PAYMENT.
BALANCE MONTHLY.
SAME AS RENT.
INSPECT THEM.
ENGLISH COTTAGE HOUSES.
CALIFORNIA ST., COR. SECOND AVE.
TAKE SACRAMENTO-ST. CARS.
OPEN TO-DAY.
OPEN TO-DAY.
CALL FOR FULL PARTICULARS.
EASTON, ELDRIDGE & CO.,
638 Market st.

BOVEE, TOY & CO.,
REAL ESTATE AGENTS.

FOURTH-ST. BUSINESS PROPERTY, NEAR the corner of Market—3-story and basement; modern building; large lot; 34:4½x137:6; this pays well on the investment.

$4250. BEING A FINE SE. CORNER IN the Mission; size of lot, 50x100 feet; the improvements consist of a nice cottage of 8 rooms and bath; stable and outhouses; nicely improved; this is a big snap.

$4000. THE NORTHEAST CORNER OF 2d avenue and Clement st.: a cottage of 5 rooms and bath; this property would pay well by raising the cottage and making it a business corner.

$2900. MUST BE SOLD—LOT AND IMprovements on Tehama st., near the corner of 6th; rent $20 per month.

$4850. CLAY ST.; BARGAIN; BETWEEN Taylor and Jones; a house of 5 rooms and bath; property rents well in this locality; size of lot, 45:10x60.

$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. Must be sold. No. 2243.

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

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

$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.

$2300. A BARGAIN—A NICE BAY-WINdow cottage of 5 rooms and bath; high basement; 27th st., bet. Dolores and Church; size 28x114; see this.

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

BUSINESS PROPERTY.

$8750. $70 A MONTH.
Beautiful new building, store and one flat; tenants pay water. This is corner property. W. A. BURNHAM, MARSH & CO.,
428 Montgomery st.

CHOICE LIST OF FLATS.
MUST BE SOLD.

$7500. RENTS $52.50; WASHINGTON, st., near Baker.
$5500. RENTS $48; FOURTEENTH ST., near Mission.
$4750. RENTS $45; HOWARD ST., NEAR Seventh.
$4650. RENTS $48; NEAR HOWARD and Seventh sts.
$5750. RENTS $50; ON WEBSTER ST., near Fulton.

Terms on the above to suit; one-third to one-half cash, or on installments same as rent. Particulars at office.
BURNHAM, MARSH & CO.,

$2100. BUILDING LOT.
COST $3000.
Beautiful Western Addition lot; 25x116; unobstructed city and marine view; can never be obstructed.
BURNHAM & MARSH CO.,
428 Montgomery st.

$8500. ELEGANT RESIDENCE AND STABLE.
Elegant new residence of 8 rooms and bath and 3 hard-finished basement rooms; interior finished in natural oak; built by day work; fine stable, with 3 box stalls; cost present owner over $10,000, but must be sold at once; very small cash payment required; this is a snap.
BURNHAM & MARSH CO.,
428 Montgomery st.

$5 DOWN, $1 PER WEEK; PRICES $100 up; home and investment lots. THE McCARTHY COMPANY, 646 Market st.

$500 EACH—3 BEAUTIFUL LOTS, 30x120, on E. side 28th ave., near Point Lobos; view of Golden Gate; on grade. Apply to owner, CHARLES W. POPE, 630 Market st.

CITY REAL ESTATE.

AUCTION.
SPECIAL PROBATE SALE,
THURSDAY, 12 M., NOVEMBER 7, 1895.
.....BY.....
McAFEE BROTHERS,
REAL ESTATE AGENTS,
S. P. MIDDLETON, AUCTIONEER,
.....AT.....
SALESROOM, 108 MONTGOMERY STREET,
By order of
A. C. FREESE ESQ.
PUBLIC ADMINISTRATOR.

FILLMORE—IMPROVED PROPERTY, NE. cor. of Fillmore and Filbert sts.; rents $100 per month; fronting 70 feet on Filbert st., 120 on Fillmore and 70 feet on Pixley. Improvements: Well built modern 2-story building; store below and dwelling above, with 7 rooms and bath; barn in rear, fronting on Fillmore st.; butcher-shop on cor. of Fillmore and Pixley sts., and 1-story building on Filbert st., used as a shoestore. The store, dwelling and barn, covering 31:6 feet on Filbert st. by 90 feet on Fillmore st., are leased to March, 1899, at $75 per month; butcher-shop rented for $15 per month, and shoestore for $10 per month.
Electric cars on Fillmore st., which is paved with basalt blocks and sewered. Filbert st. is sewered and macadamized.

FILBERT—SHOP AND LOT ON N. SIDE OF Filbert st., 100 feet E. of Fillmore; 37:5x120 feet to Pixley st.; blacksmith shop thereon, rented for $20 per month to October 1, 1897.

FOLSOM — STORE AND DWELLING, 1018 Folsom st., near 6th, rents $40 per month; house and lot 1018 Folsom st., 25 feet W. from Harriet; 25x75; 2-story building; kindergarten and 3 rooms on ground floor; bath and 5 rooms on second floor.

FOLSOM—NO. 1227 FOLSOM ST., BET. 8TH and 9th; on S. side of street, 175 feet E. of 9th st.; 25x90; laundry in front; 4-room dwelling in rear; rents $38 per month; Folsom st. paved, sewered and accepted; cement sidewalk; Folsom st. proposed as a grand boulevard.

NATOMA—4 FLATS, NOS. 622 AND 622½ Natoma st; rents $43 50 per month; N. side of street, 275 W. from 7th st; 25x75; street paved, sewered and accepted; plank sidewalks.

GARDEN—5 FLATS, NOS. 24 AND 24½ GArden st., bet. Bryant and Harrison; rents $51 per month; W. side of street, 225 N. from Bryant st.; 25x75; paved, sewered and accepted.

WEBSTER—FIFTY-VARA LOT, SE. COR. OF Webster and Chestnut sts., fronting 137:6 on each street; graded and sewered; Webster st. macadamized and curbed.

HICKORY—TEN LOTS IN GIFT MAP NO. 2, 125x140: lots 412 to 421 inclusive; fronting 140 ft. on Old Hickory st., 125 on Wayne and 125 on Gates; fenced; level; used as a garden; new cottage just finished adjoining; neighborhood improving rapidly.

POINT LOBOS—HOUSE AND LOT ON POINT Lobos ave., 25 ft. W. from Blake st.; 25x100; 1-story and basement cottage thereon.

MISSION — LOT ON MISSION AND 30TH sts.; Extension Homestead, W. side of Clinton avenue, 300 feet S. from Berkshire st.; 25x100 feet; lies well for building; only a few yards from the electric road and the powerhouse at Sunnyside.

VERNON—FIVE LOTS IN CITY LAND ASsociation; lots 44, 45, 46, 47 and 48, in block 19, lying on W. side of Vernon st., 100 feet N. from Sargent st., fronting 125 feet by 100 feet deep.

MISCELLANEOUS.

PINE—HOUSE AND LOT ON PINE ST., NEAR Broderick st., on N. side, 55 feet W. from Broderick st., 27:6x82:6 feet; elegant two-story residence.

CLIPPER—HOUSE AND LOT ON CLIPPER st., near Castro; on south side; 160 feet east from Castro; 22:6x114 feet; 2-story dwelling and stable.

CLIPPER—HOUSE AND LOT ON CLIPPER st., near Sanchez; on south side; 180 feet west from Sanchez st.; 24:6x114 feet; story and half cottage.

HAYES—NORTH LINE (NO. 1326) HAYES st.; 125 feet east from Broderick; bay-window; elegant modern dwelling; 2 stories and large basement; 9 large rooms, bath, etc.; brick foundation; first-class condition; cement sidewalk; street work done and accepted; cable-cars in front; lot 25x137:6; easy terms can be arranged; a modern home.

DEVISADERO—EAST LINE (No. 106) DEvisadero, south of Haight st.; fine bay-window 2-story residence of 9 rooms and bath, and large basement; brick foundation; grand view; examine this for a home; half block from Haight-st. cable-cars; lots 25x106:3; easy terms if desired.

SCOTT—WEST LINE (No. 307 SCOTT) 95 feet north of Page st., with elegant bay-window 2-story 8-room house; bath and basement; brick foundation; cement sidewalk; street, bituminous rock; all in first-class condition; now well rented; lot 24:9x106:3.

PINE—PINE ST., SOUTH LINE (No. 2809) 125 feet west from Broderick st.; fine 2-story 9-room dwelling; square bay-windows; large basement; brick foundation; all in good condition; cement sidewalk; nice neighborhood; one block from cable and electric cars; lot 25x137:6; must be sold.

McAFEE BROTHERS,
Real Estate Agents and Auctioneers,
108 Montgomery st.

HOMES
HOMES
CHEAPER
THAN RENT.
HEYMAN
TRACT.
Twenty new houses built in the past six months. Houses built under your supervision, according to your own or accepted plans, and sold on monthly installments of less than the rent would be. Visit the property and see the homes already built.
Mission-st. electric (via 22d st.) and Castro-st. cable-cars take you direct to the property in 15 minutes from downtown.
Streets graded and sewered and pure spring water piped. Lots level; grand view.

$300. FINE MISSION ROAD LOTS, 25x100 each; level and ready to build on; $5 monthly.

$850. FINE 3-ROOM AND BASEMENT cottage, near Courtland and Mission sts. carline; $100 down, balance $10 monthly; built to your order.

$1100. MODERN 3-ROOM AND BATH cottage, with 6-foot basement; lot 25x100, fronting San Mateo electric road, and 5 minutes' ride to Mission-st cars; only 20 minutes to City Hall; $100 down, $10 monthly; built to suit you.

Lots in all parts of the city. All prices; easy terms.
Diagrams and full particulars of
JACOB HEYMAN, Owner,
Room 5, Crocker bldg., Post and Market.

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.

$8500. FOLSOM ST., NEAR 12TH; NICE flats in good order; rents $60; mortgage $5000 can remain with bank; look at this good investment, with the street accepted by the city.

$2750. 25x80; BRYANT, NEAR 2D; PAYS big interest; $30 per month; has to be sold.

$300. CHEAPEST LOT IN RICHMOND; 27th ave., near Point Lobos.

$200. BERKSHIRE, NEAR CROTON; 25x100; near electric line; this bargain is far below the price of surrounding property; it is a pickup.
McEWEN BROS., 118 Montgomery st.

$3200. MAKE OFFER: COR. CALIFORnia and 3d ave.; 57:6x94 and 99; level, sewered; sunny.

$6000. 16TH ST.; FOR SALE OR EXchange; near Market; 50x103:6, with barn; $2500 can stand at 6½ per cent; will sell 25x103:6 for $2850; owner means business; submit a proposition.

VERY CHEAP CORNERS ON CLEMENT, California and Lake sts.; buy now.

FINE-PAYING FLATS; PART CASH.
H. E. POEHLMAN, 415 Montgomery st.

PARTIES LOOKING FOR BARGAINS IN real estate, houses to let or reliable collectors, will do well to call on GEO. W. H. PATTERSON & CO., 927 Market st., room 420.

CITY REAL ESTATE.

ELEVEN 50-VARA LOTS
Right in the line of the city's growth; will prove a profitable investment to any one who will purchase now; on Mission road, near the terminus of the Mission-st. electric-cars; price $6500; pays 6 per cent net ground rent; call for diagram.

GOOD INVESTMENTS.

MUST BE SOLD.
A fine corner on Van Ness ave., close to Sutter st.; almost a 50-vara lot; price reduced to $45,000; good improvements; pays 6 per cent.

DOWNTOWN INVESTMENT.
O'Farrell st., near Powell: 3-story building, comprising store and 3 flats above; price $16,500.

ANOTHER GOOD BUY.
$16,500: O'Farrell st., near Mason; 2-story residence of 10 rooms and bath and double house of 4 rooms each; large lot, 25x137:6; rents $69.

PINE STREET.
Downtown investment; pays 9 per cent; $8000; Pine st., near Kearny: 2-story brick building; rent $720 per annum; one tenant.

WILL EXCHANGE.
$3500—NW. corner of Church and 25th sts.; 50x75: street work done; will exchange for flats, value about $5000, and pay difference in cash.

BIG INTEREST.
$5250—Rent $700 per year; Tehama st., nr. 4th; 2 buildings, all rented; a great bargain; must be sold to close an estate.

HANDSOME COTTAGE.
$5500—Reduced price; Broderick st., bet. Sutter and Bush; handsome cottage of 8 rooms and bath; large lot, 27:6x137:6.

WESTERN ADDITION RESIDENCE.
Fine complete 2-story-and-basement residence; contains 14 rooms; all modern convenience; part of first floor finished in oak; Washington st., nr. Buchanan; large lot; price $17,500.

PACIFIC AVENUE.
Near Scott st.; 14 rooms, attic and basement; modern and complete; price $16,000; can be had on easy ter