HOUSES TO LET.

NEW 7-ROOM HOUSE, MODERN IMPROVEments, $20. 1816 Filbert, near Octavia.

JONES, BET. JACKSON AND PACIFIC—Neat 2-story bay-window house of 8 rooms and bath; rent low to a good tenant. Apply to C. S. CAPP & CO., House Brokers and Real Estate Agents, 413 Montgomery st.

BUSH, BET. MASON AND TAYLOR—FINE 3-story bay-window house of 9 rooms and bath; rent low to a good tenant. Apply to C. S. CAPP & CO., House Brokers and Real Estate Agents, 413 Montgomery st.

SMALL NEAT COTTAGE 4 ROOMS AND bath, Jones, bet. Filbert and Union; rent $16 50. Apply to C. S. CAPP & CO., 413 Montgomery st., House Brokers and Real Estate Agents.

HOUSE, 6 ROOMS, BATH. 223 POLK, 1 block from City Hall.

TO LEASE OR LET, BAY-WINDOW HOUSE 6 rooms and bath; stable; reasonable. 1909 O'Farrell st.

$17. COTTAGE OF 5 ROOMS AND BATH. 3015 Laguna st., near Greenwich.

17 HAMPTON PLACE, OFF FOLSOM, NEAR Third—8 rooms; bath; yard.

HOUSE OF 6 SUNNY ROOMS; GOOD ORDER; $16. 30 Silver st.

2249 2251 MISSION ST.—2 HOUSES, 8 rooms, bath; large yard; large basement; all modern improvements. Apply JOHN REID, 907 Market st.

620 MARKET ST., OPP. PALACE—2 UPPER floors; first floor all in one; upper floor 7 rooms; long lease.

HOUSE TO LET—5 ROOMS; LARGE YARD; sun all day. NE. cor. Lombard and Hyde sts.; rent $16.

HOUSE OF 9 ROOMS WITH ALL MODERN improvements. 729 Turk st.

147 VALENCIA—HOUSE, 6 ROOMS AND bath, yard; all complete; rent $16. Apply 2888 Mission st. M. CURRAN.

SUNNY HOUSE 5 ROOMS, BATH; GRAND view of bay. 3 Codman place, off Washington st., bet. Powell and Mason.

A BLIND MAN CAN'T SEE, BUT YOU CAN—The best list of houses at BALDWIN & HAMMOND, 10 Montgomery st.

$37. 8 ROOMS, WITH EVERY MODERN convenience; nicely decorated; refined neighbors; 40-foot sunny yard; kind landlord. SAM LICHTENSTEIN, 15 Grant ave.

YOU CAN SPEND DELIGHTFUL DAYS IN the houses you rent from BALDWIN & HAMMOND 10 Montgomery st.

FURNISHED HOUSES.

$55. FURNISHED HOUSE 10 ROOMS FOR one year. Address Removal, box 137, Call Office.

$27.50. NICELY FURNISHED FLAT; 5 rooms; bath. 2319 Pine, nr Fillmore.

HYDE, NEAR SACRAMENTO; COMPLETELY furnished house, 7 rooms, bath, heater, etc.; first-class location; low rent to small family. MADISON & BURKE, 626 Market st.

COTTAGES TO LET.

2 COTTAGES, 4 ROOMS EACH, MODERN IMprovements, 26th st., bet. Noe and Castro.

$20 PER MONTH—COTTAGE TO LET; ALL modern conveniences; 7 rooms, bath, laundry; large basement and yards; garden; chicken-house; stable; 220 Diamond st., near Nineteenth and Castro. Apply 331 Kearny st., room 12.

COTTAGE; 6 ROOMS, BATH, BASEMENT, chicken-house; rent $17. 104 Twenty-first st.

$15. COTTAGE 6 ROOMS, CLEAN; WATER free; Clara st., nr. Fifth. Apply 325 Fifth.

$14. COTTAGE 4 ROOMS; BATH; SUNNY yard; cellar. Key 711 Treat ave.

BAY-WINDOW COTTAGES, 5 ROOMS, LARGE yard, basement. 132 Dolores st., nr. Fifteenth.

FLATS TO LET.

$18. SUNNY UPPER FLAT; 411 OCTAVIA st., near Hayes; 6 large rooms and bath; will give 1 month rent free to good tenant. Apply SHAINWALD, BUCKBEE & CO., 220 Montgomery st.

FLAT OF 9 SUNNY ROOMS AND BATH; 3 bay-windows; can be sublet in suites; $25. 717 Diamond st.; take Castro-st. car.

FLAT 4 SUNNY ROOMS. 1½ CEDAR AVE., off Larkin st.

207 WEBSTER ST.—SUNNY FLAT 6 ROOMS.

SACRAMENTO ST., NEAR HYDE, 1425, UP-per flat 7 rooms and bath, $27 50; lower flat 5 rooms and bath, $16 50.

DOLORES, BET. TWENTY-THIRD AND Twenty-fourth—Fine second-floor, bay-window flat of 7 rooms and bath; rent low to a good tenant; cars handy. Apply to C. S. CAPP & CO., 413 Montgomery st., House Brokers and Real Estate Agents.

HAYES, BET. WEBSTER AND FILLMORE—Middle bay-window flat of 4 rooms and bath, etc.; rent only $16; lower flat of 3 rooms and bath, $8. Apply to C. S. CAPP & CO., 413 Montgomery st., House Brokers and Real Estate Agents.

SEE THOSE TWO SUNNY FLATS, 814 AND 816 Nineteenth st., between Noe and Sanchez; 4 and 5 rooms, bath, gas, washtubs; key in grocery, corner Nineteenth and Castro sts.; no reasonable offer refused.

$14. LOVELY SUNNY FLAT, 4 ROOMS, bath, gas, washtubs; 25 Ford st., between Noe and Sanchez, Seventeenth and Eighteenth; key upstairs.

FLAT 4 ROOMS, SUNNY SIDE. 610 NAtoma st., near Seventh.

1312½ LARKIN, NEAR CALIFORNIA—2 Upper flat 6 rooms and bath $25.

NEW FLAT—6 REED ST.; 4 ROOMS, BATH; rent $20. Key at 1325 Washington, nr. Jones.

ELEGANT FLAT; 5 RMS., BATH, LAUNDRY. Metcalfe place, off Geary st.; key at 418 Geary.

FLAT—FOUR ROOMS. 10 DERBY PLACE, off Mason st., bet. Geary and Post.

FLAT OF FIVE SUNNY ROOMS AND BATH; rent $15. Apply 307 Guerrero st, nr. Fifteenth.

920 PINE—NEW MODERN FIVE AND SIX room flats; Nob Hill, opposite Bella Vista Hotel; $18 to $25. BOVEE, TOY & CO.

1042 FOLSOM—SUNNY CORNER BAY-window flat; 6 rooms; bath. Inquire 1129 Folsom st.

1515¾ MISSION—6 BEAUTIFUL, SUNNY, papered rooms, and bath; stationary tubs.

$12. LOWER FLAT OF 5 ROOMS; YARD. 716 Tehama st., near Eighth.

MODERN SUNNY 7-ROOMED FLAT; N. CORner Valencia and Twenty-third sts. Apply on premises.

NEAR CITY HALL; ELEGANT FLAT 5 rooms. 141 Grove st.; $20.

222 GROVE—FINE MIDDLE FLAT OF 7 rooms and bath.

SUNNY UPPER FLAT; $15. 912½ ELLIS ST., above Van Ness ave.

1226 SACRAMENTO—SUNNY FLAT OF 7 rooms and bath; fine view.

1706 POST—3 AND 4 ROOM FLAT; BATH; garden; rent $13 and $16.

SW. COR. FOLSOM AND THIRTEENTH—Flats of 5 to 7 rooms; new houses; rent to suit times. Apply MADISON & BURKE, 626 Market.

LOWER FLAT, 1448 LEAVENWORTH ST., near Jackson; 6 rooms and bath; rent $25.

NEW CORNER FLAT, 6 ROOMS AND BATH. 730 Devisadero, cor. Fulton.

CHOICE SUNNY FLATS; 4 AND 5 ROOMS; bath; central location; marine view; Hanover place, off Sacramento st., below Mason. Apply 320 Sansome st., room 4.

FINE SUNNY FLATS; 7 ROOMS AND bath; latest improvements. Cor. Oak and Scott.

CHOICE SUNNY FLATS; 4, 5 AND 6 ROOMS; $15, $18 and $20. Key 1706 Hyde st.

$16 AND $20—MODERN FLATS; 5 ROOMS; bath. 92-94 Belcher st., half a block from Market and Fourteenth.

$20. NEW UPPER MODERN SUNNY BAY-window flat 5 rooms, bath. 1421½ Hayes.

$25. MODERN FLAT; 8 ROOMS; BATH; 1 or 2 families. 1128 Howard st.

MODERN, HANDSOME CORNER FLAT OF 7 rooms and bath; 3 bay-windows; rent low. 1553 Howard st.

SUNNY UPPER FLAT: 112½ PIERCE ST.; 7 rooms and bath; modern improvements; $25.

405 OCTAVIA, COR. FELL—5 SUNNY rooms, bath and basement; yard.

$20. 513 FULTON, NR. OCTAVIA; 5 ROOMS and bath; large yard. ASHTON, 411 Montgomery st.

CHEAP RENT; SUNNY FLATS; 4 AND 5 rooms and bath. Twenty-sixth st., near Capp.

A BLIND MAN CAN'T SEE, BUT YOU CAN—The best list of flats at BALDWIN & HAMMOND, 10 Montgomery st.

HOUSEKEEPING ROOMS.

Bush Street.

1924 BUSH—FINE SUNNY SUITE OF rooms; nicely furnished; rent cheap.

Eddy Street.

333 EDDY—3 LARGE HOUSEKEEPING rooms; also others.

915 EDDY—4 UNFURNISHED ROOMS; private family; fine location; reference.

917 EDDY—4 UNFURNISHED ROOMS, UPper floor; splendid locality; private family.

Ellis Street.

504 ELLIS—SUNNY, FURNISHED FRONT room for light housekeeping.

720 ELLIS—FURNISHED OR UNFURnished housekeeping room; reasonable; water; bath.

Eleventh Street.

114 ELEVENTH—SUNNY FURNISHED suite; large bedroom, carpeted; kitchen completely furnished for housekeeping; private bath connecting; running water; large sink; sun all day; quiet location.

Fifth Street.

39 FIFTH—SUNNY BAY-WINDOW ROOMS furnished or unfurnished for housekeeping, cheap.

325 FIFTH—CLEAN SUNNY FURNISHED housekeeping, $10 up; single, $5; unfurnish.

Folsom Street.

558 FOLSOM—3 SUNNY UNFURNISHED rooms; range; hot and cold water.

HOUSEKEEPING ROOMS—Continued.

Geary Street.

1911 GEARY, OPPOSITE THE PARK—$16; alcove suit and adjoining room, bath, 3 closets, partly furnished; furnished hall.

Golden Gate Avenue.

521 GOLDEN GATE AVE.—4 FIRST-CLASS rooms for housekeeping; also other rooms; furnished.

Haight Street.

135 HAIGHT—3 NICELY FURNISHED sunny rooms, bath; rent reasonable.

Hyde Street.

191 HYDE—NICELY FURNISHED SUNNY housekeeping rooms, en suite or single.

Holly Park.

7 HOLLY—NEW HOUSE; 3 ROOMS, BATH; range; water; yard; $10; car half block.

Howard Street.

HOWARD, BET THIRD AND FOURTH—Kitchen, furnished completely. Apply bet. 1 and 4 to-day at 44 Third st.

Larkin Street.

1006 LARKIN—SUNNY FURNISHED front and back parlor; also unfurnished; gas, bath.

Mission Street.

821 MISSION—HOUSEKEEPING ROOMS; furnished or unfurnished; $5.

838 MISSION—1 HOUSEKEEPING ROOM, $1 50 a week; also 1 single, $1.

859 MISSION—LARGE SUNNY FRONT room, with kitchen, $13; single, $1.

868 MISSION—TWO FURNISHED ROOMS, complete for housekeeping.

947 MISSION—PARLOR SUITES, WITH kitchen, all complete, and other rooms.

1039 MISSION—A NICELY FURNISHED sunny room; light housekeeping.

1125 MISSION—LARGE FRONT ROOMS; housekeeping; yard; no objection to children.

1241 MISSION—4 COMPLETE FURNISHED connecting rooms; to one party only; reasonable.

Minna Street.

TO RENT—3 FURNISHED HOUSEKEEPING rooms at 328 Minna st.

546 MINNA—FURNISHED ROOMS FOR housekeeping; large yard.

548 MINNA—2 NICELY FURNISHED sunny housekeeping rooms.

Montgomery Avenue.

UNFURNISHED ROOMS—SUNNY, QUIET, cheap. Avenue House, 220 Montgomery ave., near Pacific st.

Nineteenth Street.

826 NINETEENTH (CASTRO-ST. CARS)—A furnished or partly furnished room, with stove, sink, use of laundry and yard, to rent; or would exchange same with neat sewer for light work part of time; American family.

Oak Street.

1125½ OAK—3 ELEGANT UNFURNISHED rooms with bath; responsible parties only.

O'Farrell Street.

623 O'FARRELL—FRONT ALCOVE AND large sunny back parlor, unfurnished; also 2 small rooms, furnished.

Perry Street.

166 PERRY—3 HOUSEKEEPING ROOMS; hot and cold water; no children.

Pine Street.

1230 PINE, NR. HYDE—2-STORY HOUSE, 5 rooms; rent $17.

Quinn Street.

54 QUINN, NR. GUERRERO, BET. RIDLEY and Fourteenth—Sunny parlor floor, furnished or unfurnished, to small family; all conveniences.

Sutter Street.

1205 SUTTER—UNFURNISHED ROOMS; single and en suite; elegant new sunny flat.

Third Street.

143 THIRD—SUNNY HOUSEKEEPING rooms; complete; first floor; bath; gas.

220 THIRD—SINGLE AND SUITES; LIGHT housekeeping; $5 up; brick building; yard.

Turk Street.

212 TURK—NEWLY FURNISHED SUNNY front housekeeping rooms; reasonable.

Valencia Street.

461 VALENCIA—4 UNFURNISHED ROOMS; every convenience; $16; no children.

Washington Street.

1427 WASHINGTON, NEAR HYDE—4 UNfurnished sunny rooms, suitable for housekeeping; no children.

Webster Street.

711 WEBSTER—3 LARGE HANDSOME rooms, furnished or partly furnished, for housekeeping.

Miscellaneous.

4 ROOMS—RENT $10; WATER FREE. INquire at grocery cor. Eighth and Harrison sts.

ROOMS TO LET.

Capp Street.

25 CAPP ST.—3 SUNNY ROOMS FOR RENT.

Chesley Street.

$10 RENT; 4 ROOMS, WITH GOOD CELlar and yard. 22 Chesley st., off Harrison, near Seventh.

Eddy Street.

118 EDDY—BEAUTIFUL FRONT BOOM; other sunny newly furnished rooms; $5 up.

217 EDDY—SINGLE AND DOUBLE ROOM; only respectable people need apply.

218 EDDY—ELEGANT SUNNY FRONT suite, nicely furnished; also single rooms.

429 EDDY—LARGE SUNNY ROOM; ALSO single room suitable for working girl.

510 EDDY—LARGE NEATLY FURNISHED rm.; single rm.; reasonable; private family.

628 EDDY—A SUNNY FRONT ALCOVE room, suitable for 2 gentlemen or married couple.

Eighth Street.

THE SHERMAN APARTMENT HOUSE; 126 sunny rooms, furnished and unfurnished; strictly respectable; central; very moderate prices. 28 Eighth st., near Market. A. W. MANNING.

114 EIGHTH—SUNNY UNFURNISHED front alcove room; references.

Folsom Street.

959 FOLSOM, NEAR SIXTH—FRONT PARlor for light housekeeping; single room also.

Geary Street.

720 GEARY—SUNNY DOUBLE PARLORS, large, with or without kitchen; yard.

Golden Gate Avenue.

219 GOLDEN GATE AVE.—LARGE FRONT bay-window room; cheap; $10; single rooms $6.

317 GOLDEN GATE AVE.—NICE QUIET clean suite; centrally located; rent reasonable.

336 GOLDEN GATE AVE.—SUNNY FRONT and back rooms; rent cheap.

Golden Place.

2 GOLDEN PLACE—A NICE SUNNY FRONT room, $8; back room, $6. Apply 708 O'Farrell.

Grove Street.

16 GROVE—SINGLE SUNNY FURNISHED room; $6; also large front room.

34 GROVE—ELEGANT SUNNY SUITE; CENtral; use of kitchen; cheap; $16.

Haight Street.

793 HAIGHT—LARGE SUNNY ROOM FOR single gentleman.

Harrison Street.

772½ HARRISON, NR. FOURTH—FINELY furnished sunny rms; yard; bath; $1 week

Howard Street.

623 HOWARD ST.—NICE SUNNY FRONT room; also single rooms; gas and bath.

Kearny Street.

ARLINGTON HOUSE, 127 KEARNY—PLEASant sunny rooms, en suite and single; first class in every respect; terms reasonable.

Larkin Street.

420 LARKIN, CORNER TURK—NICE FURnished front room; with fireplace; $6.

Market Street.

YOSEMITE HOUSE, 1045 MARKET, BET. Sixth and Seventh—Single and suites; per night, 35c to $1; week, $1 50 to $5; families

1049½ MARKET—NICEST, MOST ELEgant rooms on Market st.; large, sunny, quiet and respectable; modern fireproof building; reasonable.

1523½ MARKET—2 SUNNY FURNISHED rooms, $5 and $6 per month.

Marye Terrace.

16 MARYE TERRACE, OFF 420 TURK—Sunny room for 1 or 2 persons; bath; reasonable.

McAllister Street.

204 MCALLISTER, NEAR CITY HALL—Nicest rooms on McAllister st.; elegantly furnished, large, sunny, quiet, respectable; for families or gentlemen.

226½ MCALLISTER, OPP. CITY HALL—Sunny furnished rooms; private family; $8 and $10.

538 MCALLISTER—2 HANDSOME SUNNY parlors; also single rooms; modern conveniences.

ROOMS TO LET—Continued.

Minna Street.

667 MINNA, COR. EIGHTH—NICELY FURnished bay-window room; $1 a week.

Mission Street.

613 MISSION—NICELY FURNISHED rooms, 15c to 50c per night; $1 to $2 week.

1055 MISSION—FRONT FURNISHED room for lady or gentleman; oil stove; $6.

Monroe Street.

10 MONROE, BET. STOCKTON, POWELL, Bush and Pine—Nice sunny room; bath.

Natoma Street.

439 NATOMA—CLEAN FURNISHED rooms; American family; prices to suit times.

Ninth Street.

21 NINTH—SUITE AND SINGLE ROOMS; also housekeeping.

119 NINTH—2 GOOD ROOMS; WEEK OR month; central; cheap; lower flat.

O'Farrell Street.

518 O'FARRELL—$22 50; PARLOR FLOOR; 4 unfurnished rooms, bath, gas, yard.

1626 O'FARRELL—SUNNY ROOM IN pleasant home; running water.

Pearl Street.

25 PEARL, NEAR MARKET—2 SUNNY rooms.

Pine Street.

725 PINE—CHOICE SUNNY ROOMS; UNequaled in the city for rates charged; call.

1339 PINE—ELEGANTLY FURNISHED sunny bay-window room, front; near Lurline baths.

Polk Street.

1642 POLK—LARGE SUNNY FRONT rooms; rent reasonable.

Post Street.

207 POST—GOOD SUNNY FRONT ROOMS and suites for rent; reasonable; transients.

1304 POST—ELEGANT SUNNY ALCOVE room, quiet home for gentleman; single suite.

Sixth Street.

33 SIXTH—THE HILLSDALE, SUNNY rooms; single and en suite; $1 to $1 50 a day.

242 SIXTH—NEWLY FURNISHED FRONT room $9, folding bed; others $1 and up.

Seventh Street.

137 SEVENTH—FURNISHED ROOMS from $1 a week up; housekeeping; transient.

Stevenson Street.

642 STEVENSON, BET. SEVENTH AND Eighth—Furnished sunny front room for 1 or 2; light housekeeping if desired; bath; central.

Stockton Street.

520 STOCKTON—NICE SUNNY ROOMS, suitable for gentlemen; rent reasonable.

Sutter Street.

1148 SUTTER, COR. POLK—SUNNY LIGHT-housekeeping suite, bath, $14; other rooms.

Third Street.

WINCHESTER HOUSE—44 THIRD, NEAR Market; most convenient and respectable; 200 rooms 25c to $1 50 per night; $1 50 to $6 per week; electric lights in every room; reading r'm; free bus.

Turk Street.

116 TURK—SUNNY SUITE, FURNISHED or unfurnished; board optional; every convenience.

514½ TURK—ELEGANTLY FURNISHED sunny suite for gentleman; home comforts; single room.

601 TURK—LARGE SUNNY CORNER room; private family; rent $10.

Willow Avenue.

13 WILLOW AVE., NEAR LARKIN—NICELY furnished front room; cheap; German family.

Washington Avenue.

15 WASHINGTON AVE., BET. NINTH AND Tenth—Front furnished room; grate; use of kitchen.

Miscellaneous.

FOR RENT—TO 1 OR 2 GENTLEMEN, nicely furnished sunny front bay-window room; all modern conveniences; located about 8 blocks from Kearney and Market sts.; private family; references required. Address C. D., box 1, Call.

FOR RENT—TO GENTLEMAN, NICELY FURnished sunny front bay-window room; private family; 8 blocks from Market and Kearny sts.; references. Address X. Y. Z., box 1, Call Office.

BOARDING AND ROOMS.

811 GEARY—FRONT FURNISHED ROOMS in private family with or without board.

808 VAN NESS—NEWLY FURNISHED; thoroughly renovated; excellent table; beautiful home for gentlemen; rooms and board $25.

708 O'FARRELL ST.—ELEGANTLY FURnished sunny alcove and other rooms, with board.

626 EDDY—SUNNY SUITES; SINGLE rooms; board; breakfast and dinner special.

621 BUSH—BEST TABLE FOR PRICE IN city; elegantly furnished front suit and board for 2. $50; single rooms $20 up; large and sunny.

THE HOTEL BERESFORD REOPENED BY MRS. H. CHAMBERLAIN; terms moderate; quiet home; superior table; billiards and smoking-rooms.

326 EDDY—THE NORMANDIE—2 LARGE sunny alcove rooms; elegantly furnished; superior table board; also single, with board; reasonable.

925 HYDE—ELEGANTLY FURNISHED rooms; board unexcelled; references. MRS T. W. BROTHERTON, cor. Hyde and Pine.

ALAMEDA; CHESTNUT-ST. STATION; 2059 San Antonio ave.; 2 sunny front rooms; furnished; board or not; private family.

THE ABBOTSFORD, BROADWAY AND Polk st.—Quiet and homelike; charges moderate; board optional; all cars direct.

HOTEL BERTLING, 714 BUSH—OPENED AS a family hotel; references given and required; all modern conveniences.

CHILDREN BOARDED.

WIDOW WISHES 2 CHILDREN TO BOARD; furnished room for parent. 47 Gilbert st.

REFINED LADY WANTS 2 OR 3 CHILDREN to board; good home; mother's care. Box 90, Call Office, Oakland.

STORES TO LET.

STORE, TRANSFER CORNER; EXCEPTIONally good location for any line of business. 1 Polk.

$5. ELEGANT LARGE STORE, 16x27, SUITable for plumber. 146 Collingwood st.

CORNER STORE AND DWELLING, FOR drugstore, grocery, etc.; rent cheap.; cor. McAllister and Broderick. Inquire of A. DRUCKER, 1422 Fulton.

522½ SIXTH—STORE, 3 ROOMS; LARGE 2 yard; rear entrance; rent $12.

FOR RENT—LARGE FRONT OFFICE AND part of store. 221 and 223 Market st.

STORE 24x74 FOR GENTS' CLOTHING, boots and shoes. 1418 Howard st., near Tenth.

TO LET—STORE AND LARGE BASEMENT, cor. First and Market sts.

STORE AND BASEMENT AND 4 ROOMS and bath, corner of Hayes and Webster sts. Apply 734 Hayes st.

OFFICES TO LET.

OFFICES TO LET—SAVINGS UNION BUILDing, 530 California. ASHTON, 411 Montgomery.

ELEGANT OFFICES IN NEW SPRECKELS building, 925 Market; rents low; no extra charge for gas, janitor services or heating. Apply at building or G. H. UMBSEN & CO., 14 Montg. st.

EDUCATIONAL.

MRS. MELVILLE SNYDER, 519 VAN NESS; oratorical, vocal, dramatic academy; classes, private lessons; piano; dramatic elocution specialty.

SPANISH AND FRENCH SIMPLIFIED. PROF. T. B. de Flippe, graduate Paris, Madrid, 320 Post.

SHAKESPEAREAN READING AND DRAmatic classes; terms low. PROF. ROSS, 6 Eddy.

NEW PLAN ENABLES US TO TEACH ART & languages; 25c a lesson. Inst., box 36, Call.

MISS BOLTE'S SCHOOL, 2297 SACRAMENTO; board, English, French, German, piano, $30 month; separate French kindergarten; coach.

FORMER STANFORD PROFESSOR PREpares students for the university (admission on recommendation); law, medical college, civil service; day & eve classes. Room 333 Phelan bldg.

VIOLIN, MANDOLIN, CELLO, BANJO; REAsonable. PROF. FRANCIS, 1045½ Valencia.

NIGHT SCHOOL: HEALD'S BUS. COLLEGE; 24 Post: commercial, shorthand, English; low rates

FRENCH—LEARN TO SPEAK FIRST; INfallible method. E. DU CASTEL, 6 Post st.

CHEMISTRY AND ASSAYING. CUNNINGham's School, cor. Geary and Powell sts.

FRENCH, GERMAN, SPANISH; LIVING method; Larcher School, Flood bldg, Market st.

SAN FRANCISCO BUSINESS COLLEGE, 1236 Market; send for cat.; day and evening session.

ENGLISH LITERATURE AND MYTHOLOGY class or private. MRS. EHRMAN, 1234 Bush.

VIOLIN, MANDOLIN, GUITAR, CORNET taught. Prof. L. MERKI, 225 Geary; reasonable

BELASCO'S LYCEUM SCHOOL OF ACTING—Private theatricals arranged; pupils rehearsed on stage. R. 5 & 12, I. O. O. F. block, 7th and Market.

SCHOOL ELECTRICAL, CIVIL, MINING, MEchanical engineering, surveying, architecture, assay: estab. '64. VAN DER NAILLEN, 723 Mkt.

ENGLISH BRANCHES TAUGHT BY MISS DILLON, 14 McAllister, r. 46: private or class.

HEALD'S BUSINESS COLLEGE, 24 POST Bookkpg, business practice, shorthand, typing, electrical engineering, telegraphy, modern languages rapidly taught. Write for catalogue.

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.

$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.; China town property; improvements and lot 34:4½x117:6.

$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.

$1000. OLD COTTAGE OF 2 ROOMS; will be sold on monthly instalments 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.

$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.

$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.

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.

PRESIDIO HEIGHTS.

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

FOR EXCHANGE FOR OAKLAND PROPerty—An A No. 1 income property, handsomely located in the Western Addition, paying $1800 a year; price $25,000; mortgage of $12,000 can remain; will exchange equity or assume a small mortgage; this is a gilt-edge proposition.

$17,000. INCOME $1680 A YEAR: stores and flats on a business street in the Western Addition; lot 40x85.

$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.

$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.

A CHOICE PIECE OF DOWNTOWN SUTter-street property; a 2-story and basement house of 13 rooms and bath, rented at $780 per annum; this is positively one of the best purchases on Sutter st. to-day; this is a great bargain.

HYDE-ST. CORNER BUSINESS PROPERTY; lot 45:10x68:9; improvements consist of a store, and 2 flats above and 2 flats adjoining; price asked $7000 to close an estate; this is very cheap.

MCALLISTER-ST. BUSINESS PROPERTY; store and flat above; total yearly income $660; lot 25x100; price $9500.

$3000. PAYS $360 A YEAR; PACIFIC st. investment, below Larkin; store, and flat above; lot 26x71; the lot is worth more than the price asked for the property.

$4500. INCOME $420 PER ANNUM; Minna-st. investment property, near 3d; large 3-story building; the past record of the property will convince any one that it is a good investment as it is positively never idle.

A RESIDENCE IN THE MISSION AT A sacrifice; house of 9 rooms and bath; stable; lot 80x114; price $4500.

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.

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.

FOR SALE—BUILDING 40x80 FEET ON Fifth st., near Folsom; rent $170; value $25,000. M. C., 212 O'Farrell st.

FOR SALE—LOT ON JACKSON ST., BET. Spruce and Maple; 25x127:8¼; particulars. Call 20 Willow ave., off Larkin st.

BRICK BUILDING BUSINESS PROPERTY on Market st.; rent $7200 a year.

Corner Pacific ave. and Baker st., 55x137:6 ft.; price, $11,000.

E. side Stanyan st., bet. Carl and Frederick sts.; 25x100; price $2600.

San Carlos villa lot: 100x150 feet: price $450.

50x127:6 ft. on Jackson st., overlooking the Presidio and bay; $6700.

Two modern houses, of 8 rooms each, at Park, 25x137:6 ft.; electric road passes houses; price $6000; make offer.

North side of Folsom st., bet. 4th and 5th; 68:9x160 feet.

Lot on Duncan st., bet. Noe and Castro; 25x114 feet; price $400.

NW. cor. of Cole and Carl streets; price $8500. Building lots north of Park; price $300 each. Apply to C. C. BEMIS, Real Estate and Land Agent, 324 Montgomery street.

CHEAP PARK LOTS FOR SALE—32D AVE., between Clement and Point Lobos ave., 1 lot near Sutro power-house; J st., between 33d and 34th aves., 3 lots; 47th ave., between I and J sts., 3 lots; near the beach; 8th ave., between Point Lobos and Clement. Apply to C. S. CAPP & CO., 413 Montgomery st., Real Estate Agents and House Brokers.

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 $65 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.

$250. LEVEL LOT SOUTH OF THE PARK; must be sold at once; worth $500; 25x120. Owner, 9 Powell st., room 3.

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

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; open daily; almost completed.

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.

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

JACOB HEYMAN, REAL ESTATE, HAS REmoved his office to room 5, Crocker building, Post and Market sts.

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; 37:6x120 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; north side Folsom street, 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