CITY REAL ESTATE.

G. H. UMBSEN & CO. (INCORPORATED), Real Estate Agents, Rent Collectors and Auctioneers, office and salesroom, 14 Montgomery st.

AT AUCTION.

AT AUCTION.

By order of administrator we will sell at our salesroom, THURSDAY, September 10, 1896, at 12 o'clock M.:

First—Improvements 1225 Bush st. and lot 30x137:6, south line, between Hyde and Larkin sts.: house contains 15 rooms and bath.

Second—Southwest corner O'Farrell st. and Carlos place, between Powell and Mason sts., being 221 to 227½ O'Farrell st. and 10 and 12 Carlos place, improvements, several buildings in stores and flats, renting for about $223 per month, and lot 57:6x97:6 with an L. Terms of sale as per legal notice of sale.

BARGAINS—JUST RECEIVED.
FORECLOSURE SALE.
$2000. WORTH $3000; A SNAP; COTTAGE of 5 rooms and bath, etc.; stable; lot 24x105 to an alley; north side of Duncan st.; near several lines of cars; this is a great bargain.

TO CLOSE AN ESTATE.
$2500. RENT $426 PER ANNUM; SILVER st.; 3 tenements; lot 25x70.

GRAND SNAP ON POST STREET.
$5150. LOT 41:8x137:6; HALF OF LOT vacant; 2 substantial bay-window flats of 5 rooms and bath each; brick foundation; present rent $38, which if balance of lot was improved can be made to pay at least 1 per cent net; $3000 mortgage can remain at 6½ per cent if desired.

ON ACCOUNT OF FORECLOSURE.
$25,000. RENT ABOUT $2100 PER annum; house and flats; Post st.; lot 75x137:6; room for several more buildings; positively this building must be sold immediately on account of foreclosure of sale; street accepted; property in good condition.

BARGAIN; CORNER.
$2800. CORNER ON 2 MAIN STREETS; in nice location of the Mission; cottage of 6 rooms, etc.; 50x114; mortgage of $2000 at 6½ per cent can remain if desired; small amount cash; this is an opportunity for some one.

FINE DOWNTOWN RESIDENCE.
$9850. POST ST.; A NICE 2-STORY AND basement residence of 10 rooms and bath; bay-windows, brick foundation, stone walks, etc., etc.; 27:6x120 to rear street; both streets accepted.

COTTAGE AT A BARGAIN
$2750. NOE ST.; A COSY BAY-WINDOW cottage of 6 rooms and bath; brick foundation, etc.; stable; driveway; large lot; 25x127; handy to Mission-st. branch electric road and Castro-st. cable road.

BUSINESS PROPERTY NEAR THE CITY HALL.
$20,000. GOLDEN GATE AVE.; TWO 3-story houses and bath; each could be converted into hotel and stores at little expense; 34:4½x137:6.

MISSION COTTAGE AT A BARGAIN.
$2350. BAY-WINDOW COTTAGE OF 4 rooms and bath; brick foundation and lot.

MANUFACTURING DISTRICT.
$2500. JESSIE STREET; LOT 19x62.

INVESTMENT ON MONTGOMERY AVE.
$14,000. 3 STORES AND 4 FLATS; bay-windows; brick foundation; substantial improvements; rent $135 per month.

BY ORDER OF ADMINISTRATOR.
$4000. STEINER ST.; 2 FLATS OF 6 and 5 rooms and bath each; rent $30 per month; 27:6x110.

DOWNTOWN INVESTMENT.
$10,250. 3-STORY HOUSE OF 14 ROOMS and rear house of 6 rooms; rents $71 50; lower portion of front house could and ought to be converted into a store.

McALLISTER-STREET FLATS.
$5950. 2 ELEGANT, NEW, BAY-WINDOW flats of 6 and 7 rooms and bath each; brick foundation, etc.; 25x137:6.

POST-STREET LOT; VERY CHEAP.
$2000. STREET ACCEPTED; NICE LOCATION; 22:6x137:6.

WASHINGTON-STREET BARGAIN.
$7700. IMPROVEMENTS OF LITTLE value; 50x127:8¼; this is a real snap; lot alone worth considerable more than price asked.

ELEGANT DOWN TOWN FLATS.
$13,500. 3 OF THE LATEST MODERN flats of 7 rooms and bath each; rent, $112 50; no better property for sale to-day of its kind.

BUILDING LOT ON BUSH STREET.
$3150. NEAR LAGUNA STREET; EXtra size, 27:6x137:6; street accepted; good location for residence or flats.

MUST ABSOLUTELY BE SOLD.
$15,000. MARKET STREET, SHORT distance from Valencia street; 75 x100; will subdivide.

PANHANDLE LOT.
$2550. PAGE ST., SUNNY LINE; 25x 137:6; excellent location for flats.

CORNER FLATS AT A SACRIFICE.
$10,000. NEAR MARKET AND VALENcia sts.; 6 modern flats of 5 rooms and bath each; rent over $100 per month; both streets accepted; 37:6x80.

BUSINESS PROPERTY ON HOWARD ST.
$7250. NEAR 5TH ST.; IMPROVEMENTS in store and 4 rooms and flat of 9 rooms and bath; well rented.

NEW COZY HOME ON EASY TERMS.
$1775. SMALL AMOUNT CASH; BALance monthly payments; new corner bay-window cottage of 5 rooms and bath; large basement, chicken-yard, outbuildings, etc.; close to Mission and 30th sts.

Call and obtain one of our "Real Estate Records," which contains a list of properties for sale in all parts of the city.
G. H. UMBSEN & CO., 14 Montgomery st.

McAFEE BROTHERS,
REAL ESTATE BROKERS
AND FINANCIAL AGENTS,
108 MONTGOMERY ST.

SPLENDID CORNER INVESTMENTS.
$3100. CLEMENTINA ST., BELOW 3D, with 2-story building, renting to 3 tenants for $25 per month; 30 feet front; streets accepted; see this.

$14,000. MONTGOMERY AVE., CLOSE in; well improved; store and 2 stories above and fine large well-finished basement; 1 tenant at $1200 per annum; this is a first-class investment.

PRESIDIO HEIGHTS LOT.
$1200. 200 FEET FRONTING ON PAcific ave., adjoining the Presidio; street work done and accepted; see us about this cheap lot.

TO EXCHANGE FOR SAN FRANCISCO OR OAKLAND PROPERTY.
$12,000. WEBSTER, NEAR VALLEJO; new residence of 16 rooms; all latest improvements; electric lights; gas fires; furnace; natural woods; tinted walls; desirable location; delightful home.
....ALSO....
$3000. NE. CORNER SANCHEZ, NEAR 24th; 86x75; street work done; lot on grade; would sell in subdivisions.

McAFEE BROS., 108 Montgomery st.

FOR SALE BY W. H. CRIM & CO., 118 MONTgomery st.

Golden Gate ave., near Laguna st., 6 rooms, bath; very desirable location; 27:6x120.
$6200—Fulton st., near Octavia; 4 flats; 25x 87:6; pays fine interest; good order.
$6000—Pierce st., near Pine; 8 rooms, bath; 23x87.
$6000—Bay st., near Hyde; 52:10x137:6; marine view.
$6000—Baker st., near California; choice site for paying flats; 55x82:6; will subdivide.
$5500—Broadway, near Gough st.; 6 rooms and bath; 25x130.
$5200—Shotwell st., near 22d; flats; 4 and 5 rooms and bath; 32:6x122:6.
Ninth st., near Folsom; flat and stable; 25x100 to alley.
$4300—Waller st., near Schrader; new; 7 rooms, bath; complete in every detail; 27:6x85.
$3500—Stevenson st., near 19th; flats; rent $26; 25x80.
$3100—Liberty st., near Guerrero; 6 rooms; 25x 114.
$1250—Laidley st., near Roanoke; 100x100; will sell single lots; easy terms.
$250—Madrid st., near Russia; 25x100; installments.
$800—30th, near Sanchez; 35x125.
$200—Butler st., near Courtland; 25x75; half cash.
W. H. CRIM & CO., 118 Montgomery st.

CHAS. J. CAMPBELL & CO.,
REAL ESTATE AGENTS AND AUCTIONEERS,
224 MONTGOMERY ST.
REAL ESTATE AUCTIONED FREE.
AT AUCTION. AT AUCTION.
COME TO OUR AUCTION TO-MORROW AT 12 M.: lots in Richmond and Western Addition; cheapest in city.
PRIVATE SALE.
$3100. LOT 25x137:6; NORTH LINE McAllister st., near Devisadero; make any offer.
$1750. A STUNNER; LOT 25x100; LYON st., near Grove; street done.
PINE-ST. FLATS AT 2919, 1F MOVED TO rear and handsome front flats erected, would pay 12 per cent; lot 25x137:6; will be sold to highest bidder. Address Property, box 99, Call.
$3500. EASY TERMS; HOUSE 7 ROOMS; San Carlos ave., near 18th st.
$6000—N. line Washington, nr. Baker; 50x102.
$3400—Post st., nr. Buchanan; 25x137:6.
$800—A pick-up; Sanchez, nr. 24th; 25x100.
ENGLISH & MORRISSEY, 628 Market st.

$6250. NEARLY NEW FLATS ON THE choicest part of Ashbury Heights, Frederick st., near Ashbury; contain 5 and 6 rooms and have every modern improvement; well planned; sun in every room; marine view; income $680 per year; size of lot 25x116. For permit to inspect apply to TOBIN & McNALLY, 630 Market st.

$2500. FIVE-ROOM COTTAGE; LOT 25x 125; on Geary st.; great bargain. Inquire 524 Point Lobos ave.

CITY REAL ESTATE.

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

$26,000. O'FARRELL ST., NEAR VAN Ness ave.; 3 houses; rents $55 each; lot 68:9x120 to rear street.

$12,000. JONES, NR. O'FARRELL; 3 new flats; rented to one tenant; small outlay to turn into store and 2 flats.

CLAY-ST. HILL RESIDENCE; MUST BE sold; price reduced from $8500 to $6500; 1320 Leavenworth st.; 9 rooms, bath; large unfinished basement; improvements A1; see this at once.

ELEGANT MODERN RESIDENCE; 8 ROOMS; beautifully decorated; very cheap; third cash; balance same as rent; 1007 Castro st.

$16,000. SUTTER ST., NR. WEBSTER; double lot, 50x137:6; four new flats; paying over 9 per cent.

$7500. REDUCED FROM $9000; PARK residence; N. side Fell st., near Broderick; 9 rooms and bath; 25x137:6.

$6000. PAGE, NEAR BRODERICK; RESIdence of 7 rooms and bath; lot 25x 87:6. MADISON & BURKE.

$5000. 4 FLATS: STEVENSON ST., NEAR Ridley; rents $44; lot 26x77:6, street accepted. MADISON & BURKE.

$3500. RITCH, NR. 3D AND FOLSOM; 2 houses; 2 frontages; pays 12 per cent; lot 25x75.

$3000. RENTS $336 PER ANNUM; 3 flats; Natoma, nr. First; 23:6x75.

$4000. 1307 GREEN ST., NEAR POLK; good house; 7 rooms; 34x100.

REDUCED TO $2000; 2 FLATS; SHIPLEY, near 5th; street accepted; large income; lot 25x75.

$2800. ARMY, NEAR DOLORES; NICE cottage, 5 rooms and bath; lot 25x 114.

UNIMPROVED PROPERTY.
Corner California and Locust; 37:6x107:7; make any offer.
60x190; Waller, near Scott; 2 frontages; will sell in subdivisions.
$3500—Hayes, nr. Fillmore; elegant view; 25x 106:3.
$4500—24th, NE. cor. Vicksburg; 50x114.
$4000—65x117:6; SE. cor. Sanchez and 23d.
$2700—Broderick, near Bush; E. side; 30x103.
$3250—Hayes, nr. Fillmore; 25x137:6.
$2400—Castro, cor. Elizabeth; 26:6x105.
$2200—Lyon, near Grove; 25x100.
$2050—Ridley, near Scott; 25x117:6.
$2000 each—2 lots on Bush, near Broderick; reduced from $3000.
$1800—Noe, near 18th; 25x110.
$1300—19th, near Sanchez; 25x114.
$1000—Hancock, near Sanchez; 25x114.
$800—Pt. Lobos, nr. 28th ave.; 25x100.
MADISON & BURKE, 626 Market st.

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

$20,000—Second and Minna; 40x77:6 with an L; 2 stores, upper flat and rear house; rents $117 50.
$15,000—McAllister, near Buchanan; 53:9x137:6; 2 flats, store and coalyard; rents $105.
$9000—Jones, near Greenwich; 40x137:6; 4 new bay-window flats of 5 and 6 rooms and bath each; rents $95.
$7000—2d st. and South Park lane; 45:6x98; 2-story house.
$6500—Pacific st., near Hyde; 23x80; front house 2 flats, 10 rooms and bath; rear house 4 rooms; rents $43.
$6250—Post st., near Webster; 24x91:6; handsome 2-story residence; all modern improvements; 9 rooms and bath.
$6000—Vallejo, near Sansome; 36x57:6; 4-story tenements; rents $57.
$6000—Chenery, near 30th; 31x125; rear; street on railroad; 123x125; 2 houses.
$5750—Green, near Franklin; 28x130; 3-story house, 2 flats; 13 rooms; bath.
$5500—Ellis, near Buchanan; 25:9x60; brand-new cottage; all modern improvements; 5 rooms and bath.
$4800—Powell st., near Pine; 22x65:6; 3-story house; 18 rooms.
$4600—Vallejo, near Leavenworth; 43:9x137:6; two front and one rear house; 16 rooms and bath; rents $46.
$5000—Jones, near Greenwich; 22:6x137:6; 3-story residence; 10 rooms.
$4000—Bryant, near 4th; 20x80; 2-story house of 9 rooms and bath.
$3000—Bartlett, near 26th; 25x75; 2-story house, 7 rooms and bath.
$3800—San Carlos ave., near 21st st.; 22:6x75; 2-story house, 2 flats, 7 rooms; $2550.
$3800—Vallejo, near Kearny; 20x60 through to Hinckley alley; 2 flats on Vallejo, 3 flats on Hinckley; rents $44.
$3750—Perry st., near Third; 25x75; 2 flats; 8 rooms and baths; rents $33 50.
$3500—Gough and Lombard; 58x84; private residence.
$3000—Pacific, near Hyde; 20x73; 2 flats; rents $26.
$3000—Himmelman, through to Salmon; 20x60; house on each frontage; rent $29.
$2850—Broadway, near Leavenworth; 22:11x 137:6; rear house and stable.
$2500—Le Roy place, near Sacramento st.; 22:4 x58:9; 2-story house, 2 flats, 10 rooms; rents $20.
$2400—Kennebec, near Jefferson; 50x70; Gift Map No. 2; 2 cottages; 9 rooms and bath; rent $22.
$1600—Moulton, near Montgomery and Green; 22:6x62:6; 2-story house; 2 flats; rents $18.
$1350—Lincoln, near Jones; 22x70; cottage, 5 rooms.
$1300—Greenwich, near Montgomery; 43:2x 75; one 2-story and 2 cottages.
UNIMPROVED.
$7000—Filbert, near Leavenworth; 75x87:6; will subdivide into 3 lots.
Valencia, near 25th-st. railroad station; 61x 117:6 to an alley.
Dolores, from 27th to Army; 3 lots on 27th and 5 lots on Dolores.
$4600—23d and Florida; 75x104.
$3000—26th and Bryant; 25x113.
$1500—Hyde st., near Filbert; 20x68:9.
$1250—Fair Oaks, near 25th; 26:6x100.
$1200—4 lots; Ocean road, near 24th; 100x80.
$1200—Cor. B and 25th ave.; 60x188.
$700—Silver ave., near Craut; 50x109; College Homestead.
MUST BE SOLD TO CLOSE AN ESTATE.
Church, near 26th; 100x100.
Twenty-seventh, near Noe; 160x140.
Twenty-eighth, near Sanchez; 2 lots, each 25:8x 114.

A. J. RICH & CO.,
A. J. RICH & CO.,
REAL ESTATE AGENTS,
REAL ESTATE AGENTS,
112 MONTGOMERY ST.
112 MONTGOMERY ST.
(Under Occidental Hotel).

HOUSES RENTED.
HOUSES RENTED.
RENTS COLLECTED.
RENTS COLLECTED.
Full charge taken of property.
Full charge taken of property.
A. J. RICH & CO.,
A. J. RICH & CO.,
REAL ESTATE AGENTS.
REAL ESTATE AGENTS,
112 MONTGOMERY ST.
112 MONTGOMERY ST.

$4200. $4200 $4200.
TERMS $500 DOWN.
BALANCE $35 MONTHLY.
JUST BEING COMPLETED.
ELABORATE 7-ROOM COTTAGE.
GOLDEN GATE AVE., NEAR BAKER ST.
TOBIN & McNALLY, 630 Market st.

ARE YOU LOOKING FOR A NICE 5 OR 6 room house? Take a run out to the HEYMAN TRACT on the 22d-st. branch of the Mission-st. cars and see the cottage now being built on Alvarado st., near Douglass; material first class; house built to last; over 50 houses built; a few lots left; street work done; we would like to build for you; terms easy.
JACOB HEYMAN, 11 Montgomery st.

BUILDING AND INVESTMENT LOTS FROM $75 up, on $5 monthly payments. JACOB HEYMAN, 11 Montgomery st.

BARGAIN IN A 6-ROOM AND BATH NW. corner cottage; nearly new; only $250 down, balance easy monthly payments; half a block from Twenty-second-st. electric road. JACOB HEYMAN, 11 Montgomery.

$1900. A BIG BARGAIN!
Rare chance to secure that large lot, 25x137:6, on Hayes-street car line, near Devisadero st., with the street accepted by the city. See this at once.
BURNHAM & MARSH CO., 628 Market st.

$650. 40:3x130; EAST SIDE OLD SAN Jose road, 171 feet north of Ocean House road.
$700—40x125; north corner Ocean House road and Delaware ave.; block 33, West End Map No. 1. CHAS. C. FISHER, 507 California st.

P. J. MARTIN & CO., 18 POST ST.—TO PERsons wanting to purchase houses and cottages finished in the most modern style, we would invite them to call and inspect those we have for sale on the easiest terms.

FOR SALE—NEW EASTLAKE COTTAGE; 6 rooms and bath; cash or installments; easy terms; or will exchange for 10 or 12 room house and pay difference. 937 14th, bet. Noe and Castro.

CITY REAL ESTATE.

BALDWIN & HAMMOND,
10 MONTGOMERY ST.
WEBSTER ST., BET. PAGE AND HAYES.
$6500. Height; 2 flats of 5 and 6 rooms and bath each; rent, $42 50; lot 25x100.

$6000. McALLISTER ST., NR. BAKER; 2 new bay-window flats of 6 and 7 rooms and bath each; rent, $50; lot 25x137:6.

$7250. BRODERICK ST., BET. EDDY and Turk; double 2-story house, 7 rooms each; lot 32x100; rent, $60.
BALDWIN & HAMMOND,
10 Montgomery st.

NEW MODERN FLATS,
BUILT LESS THAN A YEAR AGO.
$9750. RENT, $95; ALWAYS RENTED; 3 splendid flats, 7, 7 and 8 rooms, bath, etc., each; near the corner of Washington and Taylor sts. BALDWIN & HAMMOND,
10 Montgomery st.

GOOD IMPROVEMENTS. ALWAYS RENTED.
$4100—17th st., bet. Howard and Capp; 2-story building; contains 2 flats of 5 and 6 rooms and bath each; lot 25x100; rent $38.
BALDWIN & HAMMOND,
10 Montgomery st.

ONLY 9 LOTS LEFT.
41 SOLD IN A SHORT TIME.
$700—$50 cash, $10 monthly; California and Lake sts., 11th and 12th aves.; street work done; the cheapest lots in the city.
BALDWIN & HAMMOND,
10 Montgomery st.

$6000. $500 CASH. BALANCE SAME AS rent; Cole st., near Waller; new 2-story house of 10 rooms and bath; never been occupied. BALDWIN & HAMMOND,
10 Montgomery st.

$7250. JACKSON ST., NEAR FILLMORE; 2-story house of 7 rooms and bath; 23:6x128. BALDWIN & HAMMOND,
10 Montgomery st.

$3250. $500 CASH, BALANCE MONTHly; 2-story house of 6 rooms and bath, on San Carlos ave., near Mission and Nineteenth sts.; rent, $25.
BALDWIN & HAMMOND,
10 Montgomery st.

$11,000. PACIFIC AVE., NEAR FILLmore st.; 2-story bay-window residence of 10 rooms and bath; lot 35x128.
BALDWIN & HAMMOND,
10 Montgomery st.

TWO LOTS CHEAP.
$2150 each—Baker st., near McAllister; 2 lots, each 25x100. BALDWIN & HAMMOND,
16 Montgomery st.

NEW COTTAGE. VERY CHEAP.
$2250. ONLY $300 CASH, BALANCE $20 monthly; 32d st., 100 feet from Mission-st. cars; 5 rooms, bath and unfinished attic.
BALDWIN & HAMMOND,
10 Montgomery st.

PAYS GOOD INTEREST.
TEHAMA ST., NEAR THIRD.
$2000. RENT $22; 2 FLATS OF 5 AND 6 rooms each; house has just been put in fine condition. BALDWIN & HAMMOND,
10 Montgomery st.

JUST SUBDIVIDED.
TWO BLOCKS
IN THE
WESTERN ADDITION.
64 LOTS.
$1250 UPWARD.
YOUR OWN TERMS.
We have just subdivided the two blocks between Beulah and Frederick sts., and from Stanyan to Shrader and Shrader to Cole sts.; the lots are level and ready for building purposes; the streets are graded, sewered and macadamized; this property faces the park and has unequaled car facilities; close to the site of the Affiliated Colleges; we call your attention to the prices we are quoting for this splendidly located property; it is without a doubt the very best investment you can make; you will never have the opportunity to buy lots in this city so well located as these at the prices; we will make terms to suit; go out to-day and see if our advice is not good; if you go at once you will secure your choice; this is the first advertisement.
BALDWIN & HAMMOND,
10 Montgomery st.

$5 CASH.
$5 MONTHLY.
PRICES $350 TO $400.
Think of it! Lots on the line of an electric road that will take you to your work in 30 minutes, at the above prices and terms. All the lots face on streets which are macadamized, graded and sewered; good climate; title perfect; water piped to every lot. If you buy a lot now you will surely make money. Go to-day and see them. Take the Guerrero-street electric cars (Mission or Valencia-street cars transfer at Fourteenth), ride to corner of Chenery and Castro streets. Agent on the ground daily, including Sundays, to show property. Also at our branch office, 3207 Twenty-second st., corner of Mission, evenings after 7:30 o'clock.
BALDWIN & HAMMOND,
10 Montgomery st.

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.
$8750—32x85, corner 16th, near Market; store, 2 rooms; upper flat, 6 rooms, bath; modern cottage, 6 rooms, bath; in perfect order; rents $65.
$5250—25x90; Mission st., near 20th; house of 8 rooms and bath; could at small cost be converted into A1 business property; the lot is worth more money.
$5500—25x150; Sanchez st., near Ridley; nearly new modern bay-window flats; 5 and 6 rooms; bath; laundry; large basement; street bituminized.
$6250—50x103; 16th st., near Market; cheap; this is a fine location for stores and flats.
$5750—25x90; 17th st., near Valencia; modern bay-window flats; 5 and 6 rooms; bath; laundry; street work all done; A1 order.
$3000—Lexington ave., near 20th; house 5 rooms; bath; cozy home.
$3250—26x105 to alley; Dorland, near Guerrero; bay-window house; 8 rooms; bath; basement; just the thing for expressman.
$2550—Lexington ave., near 19th; 2 flats, 4 and 5 rooms; always rented.
$2750—25x114; Duncan st., nr. Guerrero; 2 new cottages; 5 rooms; bath; laundry; 7-foot basement; all the latest improvements; terms made to suit purchaser.
$2500—Guerrero st., warm belt; 2-story house; 8 rooms; bath; large basement; brick foundation; house in perfect order.
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.

$3000. ELEGANT NEW RESIDENCE OF 6 large rooms, bath and modern improvements; small cottage on rear of lot; street work done. See owner on premises, 171 Randall st., near Mission and 30th.

POINT LOBOS, CLIFF HOUSE, 41ST, 42D and 43d aves.; choice lots on electric-car line.

BERNAL HEIGHTS GIFT MAP LOTS; CORPowhattan ave., Butler, Banks and Seigel sts. and Courtland and Crescent aves.
C. H. REYNOLDS & CO., 323 Montgomery st.

$500 CASH, BALANCE SAME AS RENT, for a new house on east side of Cole st., near Waller; 8 rooms and bath; large lot 25x125; all modern improvements. Apply on premises.

GOOD INVESTMENT; PACIFIC HEIGHTS; 2 new houses; all modern improvements; lighted by electricity or gas; will sell cheap; fine marine view. Fillmore and Green sts.

$300 SECURES HOUSE OF 6 ROOMS NEAR station; $10 monthly for 3 years pays balance. THISTLETON, 262 Sadowa st., Ocean View.

35 MINUTES FROM SAN FRANCISCO; Fruitvale Terminal Tract; lots $150. THE McCARTHY CO., 646 Market st., S. F.; D. PRATT, Fruitvale station.

LOTS IN WELLESLEY PARK,
Near Redwood City, San Mateo County; 50 feet frontage, 200 to 300 feet deep; price $100 to $300 each; easy terms. For maps and further particulars apply to
BOVEE, TOY & SONNTAG,
19 Montgomery st.

$450. ABSOLUTELY GIVEN AWAY, LOT 25x120, on W. line of 16th ave., near H st.; 2-story residence adjoining; lot ready to build on; car line on H st.; this is a genuine sacrifice. Call on owner, room 12, 43 6th st., 1 to 5 P. M.

READ THIS! BEST BUSINESS CORNER ON the San Leandro road and main street to Fitchburg station; size 100x100; cheap at $20 per front foot.

RESIDENCE CORNER, 100x100, 2 BLOCKS from the San Leandro road; streets graded and graveled; price $500.

BUSINESS CORNER AT FITCHBURG STAtion; frontage to sult at $15 per front foot.

ONE ENTIRE BLOCK, 200x600; WILL SUBdivide into 48 building lots; a good buy to hold or retail at once to home-seekers.

BEST GARDEN LAND IN ALAMEDA County, for sale and to rent; will grow flowers, fruits and vegetables to perfection; splendid chance to start a nursery and grow cut flowers for the market.

OTHER BARGAINS ON THE BEST STREETS in the best situated locality for a growing town outside the city limits of Oakland; low taxes; city water, church, school, free delivery, etc.
THAD. S. FITCH, Fitchburg.
W. F. McCLURE, 19 Montgomery st., S. F.

MAGNIFICENT 3-STORY RESIDENCE ON Guerrero st.; 10 rooms; new and modern; yard; rent low; also 100 flats, cottages, stores and houses to let. GEO. W. H. PATTERSON & CO., 2 Valencia st.

$1250. COTTAGE OF 5 ROOMS; BERKEley; lot 50x100; near station; $300 down, $15 monthly.
$150—Lot 24x100; $5 down, $3 monthly.
CHAS. A. BAILEY, 20 Montgomery st.

SUBSTANTIAL MODERN HOUSES BUILT; $150 to $275 a room; parties contemplating building invited to call and see plans. 1149 Mission.

CITY REAL ESTATE.

FOR INCOME AND SPECULATION.
DOWNTOWN PROPERTY.
AT A BARGAIN.
$16,000. 3-STORY BUILDING ON LARkin st., in two stores and flats; always rented; substantially built and in first-class condition; street work all done; rents for $1680 per annum.
EASTON, ELDRIDGE & CO.,
638 Market st.

FINE INVESTMENT, WELL-BUILT FLATS.
PAYS $660 PER ANNUM.
$6000. 3 HANDSOME FLATS OF 5, 5 and 6 rooms and bath, nr. Noe and 15th sts.; always rented; substantially built; brick foundation; lot 26x96 ft.
EASTON, ELDRIDGE & CO.,
638 Market st.

A SNAP. MODERN RESIDENCE.
AT A SACRIFICE.
$6000. STEINER ST., NR. HAIGHT; handsome modern house of 10 rooms and bath; exceptionally well built; electric lighting throughout the house; mortgage of $3000 can remain; owner must realize at once; lot 37:6x 106:3 ft. EASTON, ELDRIDGE & CO.,
638 Market st.

MISSION RESIDENCE.
MUST BE SOLD AT ONCE.
24TH ST., NR. FLORIDA.
$3200. A GOOD STORY HOUSE OF 7 rooms and bath, with all modern conveniences; this is an excellent opportunity to secure a cheap home; lot 28x100 ft.
EASTON, ELDRIDGE & CO.,
638 Market st.

NEW MODERN HOME. ONLY $250 CASH.
BEST PART OF RICHMOND.
A NEW 2-STORY MODERN RESIDENCE of 6 rooms and bath; all modern conveniences; for sale on easy terms, $250 cash; balance of purchase price of $3250 in monthly payments, same as rent. EASTON, ELDRIDGE & CO.,
638 Market st.

BIG VALUE. NICE FAIR FLATS.
17TH ST., NEAR HOWARD.
$3500. 2 FLATS OF 5 ROOMS EACH, also stable in rear; always rented; pays $25 per month; lot 25x100.
EASTON, ELDRIDGE & CO.,
638 Market st.

A SPECIAL LIST OF BARGAINS
IN CHOICE LOTS.
$5500. SW. COR. JONES AND PACIFIC; 60x52:4.
$3600. CHOICE LOT ON PRESIDIO Heights; 50x127:8.
$3000. ELLIS, NR. STEINER; 25x137:6.
$3000. PAGE, NR. FILLMORE; 25x100.
$3000. COR. 9TH AVE. AND POINT Lobos; 32:6x100.
$2700. 24TH ST., NR. TREAT AVE.; 37:6x100.
$2300. FOLSOM, NR. 14TH; 25x122:6.
$2250. COR. 6TH AVE. AND B ST.; 32:6x100.
$1000. 4TH AVE., NR. CALIFORNIA; 25x120.
$950. NOE ST., NR. 23D; 25x100.
$750. 10TH AVE., NR. CALIFORNIA; 25x120.
$150. J ST., NR. GOLDEN GATE PARK; 25x120.
EASTON, ELDRIDGE & CO.,
638 Market st.

BOVEE, TOY & SONNTAG,
REAL ESTATE AGENTS.
Rents collected and full charge taken of property.
19 MONTGOMERY ST., UNDER LICK HOUSE.
$6000. REDUCED FROM $7000; 2-STORY dwelling of 7 rooms and bath; Octavia st., nr. Broadway; lot 25x137:6 ft.; a bargain.
$3500. VALLEJO ST., NR. VAN NESS av.; bay-window dwelling of 9 rooms and bath; rents $45; lot 25x137:6 ft.
$4000. BUCHANAN ST., NR. UNION; 2 bay-window flats of 5 rooms and bath each; rents $26; lot 25x117:6 ft.
$3650. ELLIS ST., NR. DEVISADERO; 2 story dwelling of 7 rooms and bath; rents $25; easy terms; lot 25x137:6.
$4500. BRODERICK ST.; COTTAGE OF 8 rooms and bath; easy terms; lot 25x87:6 ft.
$4500. PINE ST., NR. DEVISADERO; 2 flats; rents $40; newly painted and papered.
$3000. 25TH ST., NR. FOLSOM; COTTAGE of 5 rooms and bath; rents $18; lot 25x75 ft.
$2300. ELIZABETH ST., BET. 23D AND 24th sts.; cottage of 5 rooms and bath; terms very easy; lot 24x114.
$2500. DORE ST., NEAR BRYANT; SIX flats; rents $34 50; pays 16 per cent; lot 25x85 feet.
$7000. MINNA ST., NEAR 9TH; 3 FLATS of 5 and 6 rooms; rents $58; lot 20x 80 feet.

JOHN PFORR, 329 MONTGOMERY ST., OPP. Safe Deposit, offers for sale:
$10,000—Hyde st., a few doors from City Hall; double flat; 7 rooms on upper and 5 and bath on lower flat; 2 rooms in basement; lot 25x87:6; rent $80; $7500 on mortgage can remain.
$15,000—Mission st., a few doors from the new Postoffice site; a nice 2-story bay-window house; 10 rooms and bath; lot 25x85.
$9000—Nob Hill residence; 9 rooms; modern arranged.
$27,500—A prominent Mission-st. corner, 65x 100; well improved; rent $2256 per annum.
Reduced to $12,000—Ninth st., near Mission; double flats; bay-window; lot 25x70.
$10,000—Sixth st.; substantial 3-story house; 22 rooms; bath; brick foundation; lot 25x160.
$28,000—Market st., near 12th; 25x130, with improvements.
Fine corner on Steuart st.: rents $125.
$12,500—Howard st., near 4th, 2 stores and 12 rooms upstairs; lot 30x80; rents $75.
$2000—Thirtieth st.; 5-room house; lot 25x125.
$3000—7th st., near Brannan; lot 25x75, with improvements; renting at $30.
$1800—5 rooms and bath, house corner 26th st., near Valencia.
UNIMPROVED.
$900—25x114; 26th st., W. of Dolores.
$3100—On Fillmore st.: 24x82.
$800—Noe st., near 30th; lot 36:6x75.

$1600. $200 CASH, $20 PER MONTH; new cottage, modern improvements, 6 rooms, bath, high basement; level lot, 25x 112:6; Flood ave., two blocks from proposed school at Sunnyside. T. B. HILL, 210 Sunnyside ave., or F. R. GOTH, 18 Spreckels ave.

MISSION COTTAGES.
In the warm belt near terminus of Howard-st. cars at 24th st. and Potrero ave.; all street work finished; terms to suit. F. NELSON, builder.
$2000—Five-room cottage.
$1800—Four-room cottage.
$1650—Four-room cottage.

S. DUCAS, 11 MONTGOMERY ST., WILL sell at a sacrifice:
1 lot 37:6x113, on E. side of San Jose ave., bet. 30th and Brook sts.; sewered and macadamized and ready to build on; no reasonable offer refused; one-fifth cash, balance at your own terms.
5 beautiful lots, almost level, cor. Byron and Isabel sts.; on Bernal Heights; must be sold; make any offer or terms: 300 feet from the car; no better view in the whole city.
2 lots on W. side of Castro st., near 22d; 25x 114; will set at any reasonable price you are willing to give at your own terms.
Also lots in the Excelsior Homestead, Haley Tract, Mission road, University, Lott st. and South San Francisco. I am about leaving the city and hence will sell all my property at any price.
S. DUCAS, 11 Montgomery st.

GOOD INVESTMENT; PACIFIC HEIGHTS; 2 new houses; all modern improvements; lighted by electricity or gas; will sell cheap. Fillmore and Green sts.

SOL GETZ & BROTHER,
REAL ESTATE OWNERS,
Room A, First Floor, Crocker Building.
HEADQUARTERS FOR PARK LOTS.
WE BEAT THEM ALL.
Lower prices, easier terms and best locations.
Our installments are easier than rent.
$100 TO $250—LOTS CAN BE BUILT ON at once; near Mission and San Mateo Electric Car lines; only $5 monthly payments.
SOL GETZ & BROTHER.
$75 TO $1200—BEST LOCATED LOTS NEAR electric lines, north and south of park; beautiful view of park, ocean, Strawberry Hill, opposite new music grounds, and Affiliated Colleges; $5 and $10 monthly payments.
SOL GETZ & BROTHER.
Call for maps and diagrams.
SOL GETZ & BROTHER, Owners,
Room A, First Floor, Crocker Building.

WILL BUILD COTTAGES, HOUSES OR flats at lowest prices for cash or installments on your own lot or will furnish lot; call and examine plans. DAN EINSTEIN, Builder, 630 Market st.

C. C. BEMIS,
REAL ESTATE AND LAND AGENT,
324 MONTGOMERY ST.
FOR SALE.
$2600—E. side of Stanyan st., bet. Carl and Frederick; 25x100 feet.
$450—San Carlos Villa lot; 100x150 feet.
$6700—50x127:6 feet on Jackson st., overlooking the Presidio and bay.
$6000—2 modern houses of 8 rooms each, at park; 25x137:6 feet; electric road passes houses; make offer.
$8500—Elegant NW. corner of Cole and Carl sts.
$300—Choice building lots north of park.
Bargain—SW. cor. Fifth av. and C st.; 109x95 ft.

INGLESIDE—MAGNIFICENT RESIDENCE, near racetrack, on Flaxton and Grafton sts.; 11 rooms and bath, wooden mantels; all modern improvements; lot 62:6x125; sold at a great sacrifice. G. W. H. PATTERSON & CO., 2 Valencia st.

ONE OF THE FINEST RESIDENCES IN SAN Francisco to exchange for unincumbered country land: price $40,000, with $12,000 mortgage. Syndicate Investment Company, 64 and 65 Chronicle building.

CITY REAL ESTATE.

SHAINWALD, BUCKBEE & CO., REAL ESTATE AGENTS,
218-220 MONTGOMERY ST., MILLS BUILDING.
HOUSES RENTED.
$2500—Rents $24; 2 flats on Church st., near Valley; 4 rooms and bath each; lot 27:6x114 feet.
$2500—Reduced from $3250; positively must be sold; no reasonable offer will be refused; new cottage.
$3000—NE. cor. on Bush st.; lot 25x100 feet.
$4250—Lot 54x136 to rear street; good 2-story house of 7 rooms and bath; also stable, fine garden, fruit trees, etc.; offer wanted.
$12,000—Residence on the corner of Fulton and Steiner sts.; all modern improvements; lot 55x 110; will sell house, with lot 27:6x110, for $9000; easy terms if desired.
$600—Lake st., N. line, near 17th; marine view; 25x100; or 2 l