HOUSES TO LET.

216 HICKORY AVE., BET. GOUGH AND Octavia—5 rooms; yard; water free; $11.

NEW MODERN HOUSE, 6 ROOMS; BATH; reasonable; key 455 Tehama st.

11 LIBERTY, NEAR VALENCIA, MISSION warm belt; house 8 rooms and bath; large yard; cheap. Inquire 706 Ivy ave.

1707 JONES ST. NEAR BROADWAY—4 sunny rooms; rent $14.

$35 EACH; 1404 AND 1406 CALIFORNIA st., nr. Hyde; 2 fine houses of 10 rooms and bath in each; reduced from $45; handy to town, fine location, etc.; a bargain. SHAINWALD, BUCKBEE & CO., 218 and 220 Montgomery st.

1809 SUTTER—NICE SUNNY HOUSE OF 10 rooms; large closets; bath; rent $45; water included.

HOUSE FIVE ROOMS; IN GOOD ORDER; rent $8. Corner Greenwich and Kearny sts.

$20. 2814 LAGUNA ST.; HOUSE 6 ROOMS. $14—1831 Union st.; house 4 rooms.

NICELY FURNISHED HOUSE IN WESTERN Addition; 9 rooms. Apply 524 Sansome st.

OUR PRINTED LIST MAKES HOUSE-hunting a pleasure; call or send for one. SHAINWALD, BUCKBEE & CO., 218 and 220 Montgomery st.

CHEAP ELEGANT RESIDENCE; SW. COR. California and Laguna sts. Go see it.

HOUSES TO RENT FOR VERY LITTLE money at BALDWIN & HAMMOND'S, 10 Montgomery st.

SPLENDID 12-ROOM HOUSE, 3392 TWENTY-first street, cor. Guerrero, suitable for boarding or private residence; very low rent. See it.

COTTAGES TO LET.

$11. BAY-WINDOW COTTAGE, NEARLY new; 4 rooms. 107 Collins st., nr. Geary.

SUNNY MODERN COTTAGE, 6 ROOMS AND bath; large flower garden and cellar. 613 Grove.

2824 MISSION—SPLENDID COTTAGE 8 rooms and bath; yard; flower garden; $18.

REDUCED ALL THOSE NICE HOUSES ON Geary, Sutter, Franklin and other streets; get list; good tenants wanted. SPECK & CO., 602 Market st.

FLATS TO LET.

BIG REDUCTION IN RENTS: ELEGANT $40 flats reduced to $30 and $20; ½ month free; good tenants wanted. SPECK & CO., 602 Market st.

WELL-FURNISHED SUNNY UPPER FLAT; 4 rooms and bath; cheap rent; everything separate and modern. Cor. Park st. and Bianding ave., Alameda.

$15. NEW SUNNY UPPER FLAT OF 5 rooms; bath. 2974 23d st., nr. Harrison.

133 LILY AVE.—5 LARGE SUNNY ROOMS; yard; basement.

IF YOU WANT A NICE SUNNY FLAT, house or cottage, see us; we have some nice furnished cottages to let. LUBELSKI & CHASE, 7 City Hall ave.

NUMBER OF MODERN FLATS: $16, $18, $20, $25, $35; porcelain baths; latest plumbing. Apply 112 Scott st., near Haight.

306 LOMBARD, NEAR DUPONT—CHEAPEST flats in town; 5 rooms and bath; reduced to $13; nice order.

524 SIXTH, NR. BRYANT — NICE FLAT 4 large sunny rooms; $13.

1706 POST—3 AND 4 ROOM SUNNY FLATS; garden; bath; $13 and $16.

520A TURK—REAR SUNNY UPPER FLAT; all light rooms; rent $12.

$7. UPPER FLAT: 4 ROOMS, YARD AND water; all separate. 1111 Elm ave.

CORNER MIDDLE FLAT; 419 THIRD ST.; 7 rooms and bath; rent $30. Key at 417 Third.

LOWER SUNNY FLAT, 3 JANE PLACE, near Mason st.; no car fare; healthy; $12.

SUNNY FLAT 6 ROOMS; BATH; YARD; cellar; cheap. 3975 Army, nr. Sanchez.

$20. LOWER BAY WINDOW FLAT; 5 rooms; bath; modern improvements. Apply 1118 Green st., bet. Hyde and Larkin.

FURNISHED FLAT; 4 ROOMS; RENT $18. 2533 Mission st.

FLAT OF FIVE SUNNY ROOMS; BATH. 1613 Folsom st., near Twelfth.

GET OUR PRINTED LIST OF PLACES TO let; will save you lots of time. SHAINWALD, BUCKBEE & CO., 218-220 Montgomery.

WANTED—200 GOOD TENANTS; RENTS, from $10 up for flats, cottages. SPECK & CO., 602 Market st.

3 SUNNY FLATS; 4 AND 3 ROOMS EACH; $11, $10 and $9. 2041 Harrison, opp. 18th.

CHOICE SUNNY FLATS; 6 AND 7 ROOMS; bath; Park view. 1314-1316 Fell, nr. Baker.

FLATS TO RENT FOR VERY LITTLE money at BALDWIN & HAMMOND'S, 10 Montgomery st.

ELEGANT NEW FLATS, SEVENTH ST., BELOW Bryant. 5 and 6 rooms, bath; $8 to $16.

1513 MISSION—FLAT 6 LARGE, SUNNY, papered rooms; bath; laundry; water free.

$21.50 FINE UPPER CORNER FLAT; 6 rooms and bath; porcelain tubs; rent reduced. Cor. Pine and Baker sts.

120 ASH AVE., OFF McALLISTER, ABOVE Polk—Sunny lower flat; $15.

1112 UNION—5 ROOMS, BATH, $17 50; 1108 Union, 7 rooms, bath, $20; 801 Union, 3 rooms, $12; 25 Minna, 4 rooms, $11.

FRENCH FLAT: 4 ROOMS, BATH; WASH-house and stationary tubs. 3941 Guerrero st.

FLAT; 3 ROOMS, BATH; NEWLY PAPERED; Mission warm belt. 3513 21st, nr. Valencia.

NICE UPPER FLAT; 6 ROOMS; NEWLY renovated; rent reasonable. 327 Haight st.

$12. FLAT 4 LARGE SUNNY ROOMS. 257 Dore st., off Harrison, near Ninth.

HOUSEKEEPING ROOMS.

Bush Street.

2913½ BUSH — NEWLY FURNISHED suite; also light housekeeping rooms; no children.

Castro Street.

405 CASTRO (REAR) — 3 NICE SUNNY rooms; large yard; stable; $9.

Clay Street.

2907 CLAY — LARGE FRONT ALCOVE rooms and front and back parlor.

Eighth Street.

20 NINTH ST.—FRONT HOUSEKEEPING suites or single; gas or wood stove.

Fillmore Street.

$10. 3 LARGE SUNNY ROOMS TO SMALL family. 2212 Fillmore st., near Clay.

Folsom Street.

525 FOLSOM — LARGE SUNNY FURnished room: housekeeping; $1 75 week.

850 FOLSOM — SUNNY SINGLE ROOM; also connecting housekeeping room; private family.

Golden Gate Avenue.

1510 GOLDEN GATE AVE.—FINELY FURnished bay-window alcove; complete housekeeping privileges: sun all day; $12.

Howard Street.

1142 HOWARD—2 SUNNY BAY-WINDOW furnished housekeeping rooms; range; rent $10.

1144 HOWARD—FRONT HOUSEKEEPING rooms; $10, $15; gas; bath.

1606 HOWARD — 2 ROOMS COMPLETE for housekeeping; gas; private family.

1800 HOWARD, COR. FOURTEENTH—3 or 4 sunny rooms; cheap.

Kearny Street.

5 OR LESS ROOMS, KEARNY, NEAR SUTter; gas and water free. Apply 15 Grant ave.

Laguna Street.

900 LAGUNA — SUNNY HOUSEKEEPING rooms; northeast cor. McAllister and Laguna sts.

Larkin Street.

429 LARKIN — NICELY FURNISHED sunny rooms for housekeeping; also single.

Leavenworth Street.

225 LEAVENWORTH — LARGE UNFURnished front room; American family of adults; $10.

McAllister Street.

1034 McALLISTER—TWO LARGE UNFURnished rooms; bay-window; hot and cold water, and use of bath; rent $10.

Mission Street.

1222 MISSION — NICELY FURNISHED rooms; complete for housekeeping; gas and bath.

1320 MISSION, NEAR NINTH — LARGE sunny front bay-window housekeeping rooms; $8 and $10 month.

Natoma Street.

555 NATOMA—2 SUITS OF HOUSEKEEPing rooms and yard; $8 and $10 per month.

Norfolk Street.

SUNNY BEDROOM AND KITCHEN IN SEParate building, furnished complete for housekeeping; running water; yard. Call upstairs, 52 Norfolk st., off Harrison, near Eleventh.

Oak Street.

$6. SUNNY CORNER ROOM; FIRST floor; running water; private day home for children; large playgrounds. 48 Oak st.

Octavia Street.

1403 OCTAVIA, COR. GEARY — FRONT bay-window and kitchen; gas; bath.

O'Farrell Street.

2221½ O'FARRELL—NICELY FURNISHED sunny rooms, with kitchen, for housekp.

2 LARGE UNFURNISHED ROOMS; SEPArate entrance; $10 month. 327 O'Farrell st.

HOUSEKEEPING ROOMS—Continued.

Pearl Street.

3 PEARL, COR. MARKET, OPP. OCTAVIA—Alcove room and kitchen; well furnished; $15.

South Park.

10 SOUTH PARK—FURNISHED ROOMS housekeeping; sun all day.

Stockton Place.

200 STOCKTON, NE. COR. GEARY—2 OR 3 sunny unfurnished housekeeping; cheap.

Sixth Street.

125 SIXTH—CHEAPEST IN THE CITY housekeeping rooms and others.

Tehama Street.

448 TEHAMA — 2 SUNNY ROOMS FOR housekeeping, connected; well furnished.

Washington Street.

502 WASHINGTON — SUNNY UNFURnished housekeeping rooms; running water. ZIEGLER BROS.

Miscellaneous.

222½ GEARY, ROOM 37—ROOM AND HOUSE renting agency; no fee for registering.

ROOMS TO LET.

California Street.

1329 CALIFORNIA—NICE PLEASANT room for lady; gas; bath; $8.

Dolores Street.

$12. 3 NICELY FURNISHED HOUSEkeeping; fine stove. 382 Dolores st., nr. Sixteenth.

Eddy Street.

118 EDDY—BAY-WINDOW FRONT SUITE; cheap; other newly furnished rooms: $5 up.

220 EDDY—NICELY FURNISHED ROOMS; suites and single; also light housekeeping.

Eighth Street.

SHERMAN APARTMENT HOUSE, 28 8TH st., near Market; furnished and unfurnished.

Ellis Street.

THE RAMONA, 130 ELLIS; MRS. KATE S. HART, manager—A quiet house; centrally located; newly furnished; elevator; hot & cold water.

321 ELLIS, NEAR TAYLOR—FOR BEST lodging we recommend the Rosedale House.

516 ELLIS—HANDSOME PARLORS, CLOSet, water; other large pleasant rooms; reasonable.

Fulton Street.

118 FULTON — 2 NICELY FURNISHED rooms; sunny; gas and bath.

Geary Street.

317 GEARY—SINGLE ROOMS FROM $4 TO $6 for gentlemen; private.

Golden Gate Avenue.

219 GOLDEN GATE—SUNNY FRONT BAYwindow room; also pleasant single, $5 up.

316 GOLDEN GATE AVE.—SUNNY FRONT room for one or two gentlemen.

Gough Street.

1605 GOUGH—LARGE FRONT SUNNY alcove room and large sunny room connecting; furnished or unfurnished; board optional; private family; reference.

Harrison Street.

NICE SINGLE AND DOUBLE ROOMS, WITH bath. 416 Harrison st.

Hickory Avenue.

129 HICKORY AVE.—3 LARGE UNFURnished rooms; $7. Apply upstairs.

Howard Street.

623 HOWARD—SUNNY SINGLE ROOM; gas and bath; rent reasonable.

1753A HOWARD—NICE SUNNY FRONT room for lady with reference; private.

Jones Street.

207 JONES—THE VAN WINKLE; NEW management; elegant sunny suites and single; newly furnished; bath, etc.; $10 to $30.

301 JONES — ELEGANTLY FURNISHED sunny rooms: suite or single; private family

Kearny Street.

23 KEARNY-NICELY FURNISHED ROOMS; terms reasonable; quiet house.

30 KEARNY—WELL-FURNISHED FRONT sunny suite; single rooms; electric lights.

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

Market Street.

CUSTER, 906 MARKET AND 9 ELLIS—SINgle front rooms and suites, 50c to $1 50 per night; $3 to $6 per week; offices to let.

YOSEMITE HOUSE, 1045 MARKET — PER night, 35c to $1; week, $1 50 to $5; families.

Martha Place.

6 MARTHA PL., OFF GEARY, ABOVE MASON, large room, with stove, $7; single room, $5 mo.

Mason Street.

223 MASON—NEWLY FURNISHED SUNNY rooms, from $10 up.

225 MASON, COR. O'FARRELL—NICELY furnished sunny rooms: en suite or single.

Minna Street.

667 MINNA, COR. EIGHTH—NEWLY FURnished bay-window rooms; $1 per week.

Mission Street.

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

1228 MISSION—SUNNY FRONT SUITE; well furnished; private family; references exchanged.

O'Farrell Street.

523 O'FARRELL—NICE ROOM FOR GENtleman in private small family; good home.

710 O'FARRELL — NICELY FURNISHED back parlor: terms moderate.

810 O'FARRELL—3 LARGE SUNNY FRONT rooms; gas and bath; unfurnished; cheap.

Pine Street.

611 PINE—3 SUNNY ROOMS; $4, $5 AND $10 per month; for gentlemen.

Post Street.

228½ POST—NEW HOUSE; NEWLY FURnished; rent reasonable; "The Domus."

418 POST—NICELY FURNISHED SUNNY rooms.

Powell Street.

212-214 POWELL ST. (WILLISFORD)—ENtirely renovated throughout; newly furnished rooms en suite or single; terms reasonable.

225 POWELL, COR. GEARY—SUNNY ROOM newly fur., $8; also large sunny cor. room.

Prospect Place.

123 PROSPECT PL.—SINGLE FRONT FURnished room with German family; $5 mnth.

Seventh Street.

142 SEVENTH—PLEASANT ROOMS FOR housekeeping; also single rooms.

Sixth Street.

118 SIXTH—THE SARATOGA; ELEGANT suites $3 50, $5 week; single $1 50 $3 week.

Sixteenth Street.

2902 SIXTEENTH, COR. HOWARD—VERY large sunny front room; furnished; $6.

Stevenson Street.

403 STEVENSON, COR. FIFTH—FURNISHed rooms to suit.

620 STEVENSON—CHEAP SUNNY FRONT rooms; single or double.

CO-OPERATIVE HOUSE, 829 STEVENSON—Rooms clean and cheap; reading-room.

627 STEVENSON — FURNISHED ROOM; cheap; respectable lady wanted; can pay part rent in work if wishes.

Stockton Street.

NEW PYRNEE HOUSE, 1314 STOCKTON—Front suites; single rooms; housekeeping; cheap.

Sutter Street.

308 SUTTER—FURN. ROOMS OR SUITES, $1 25 to $10 wk; night 25c to $1 50; transi.

711 SUTTER — HANDSOME ROOMS AND suites, newly furnished; rates reasonable.

703 SUTTER, COR. TAYLOR—ELEGANTLY newly furnished sunny rms.; suite or single.

1148 SUTTER, CORNER POLK — 2 OR 3 connecting front rooms, over Wakelee's drugstore, suitable for doctor or any other business.

1148 SUTTER, COR. POLK—SUNNY ROOMS; nicely furnished; light housekeeping.

Taylor Street.

109 TAYLOR—DOUBLE AND SINGLE rooms for gentlemen; $2 and $1 50 a week.

516 TAYLOR—NEWLY FURNISHED SUNny single and double rooms; private family.

Tenth Street.

111 TENTH — LARGE SUNNY CORNER bay-window rooms; also unfurnished; housekeeping.

Turk Street.

10 TURK—NICE SUNNY DOUBLE FRONT room; private family; $9.

Van Ness Avenue.

232 VAN NESS AVE. — 2 ELEGANTLY furnished front rooms, bright and sunny; $15 each.

TYPEWRITERS.

CALIGRAPH, $15; REMINGTON, $35. SCOTT & BANNAN, 333 Montgomery st.

BOARDING AND ROOMS.

SUNNY FRONT ROOM, WITH BOARD, IN private family without children; reasonable for a little girl or young lady. Apply Call Office.

412 EDDY — ELEGANTLY FURNISHED parlors for 4 young men; good board; $20 each.

1520 CALIFORNIA — PLEASANT SUNNY parlors; newly furnished; other rooms; board optional.

309 JONES—NEWLY FURNISHED SUNNY rooms, suite or single, with board for 2; $50.

CASTLE CREST, BELVEDERE, MARIN County—A party of 5 or 6 can be accommodated with pleasant rooms and excellent board; home comforts; great reduced rates; 45 minutes from city.

702 O'FARRELL—IN A REFINED HOME newly furnished sunny front rooms; table first class; terms reasonable.

808 VAN NESS AVE.—DESIRABLE SUNNY rooms; first-class table board; reasonable

712 POST—2 NICELY FURNISHED LARGE rooms, suitable for 2, with board; $20 each.

HOTEL BERTLING, 714 BUSH—A FAMILY hotel; references given and required; all modern conveniences.

CHILDREN BOARDED.

LADY OF EXPERIENCE WISHES CHILD to board; personal attention; mother's care; healthy location; large grounds. 2519 College ave., Berkeley, Cal.

WIDOW WITH COMFORTABLE HOME wants child to board; best care. 829½ Sutter.

WANTED—CHILDREN TO BOARD IN pleasant home; best of care. Call or address 1819 Webster st., Alameda.

STOCKTON LADY WOULD LIKE TWO CHILdren to board; location healthful. Address 47 North Grant st., Stockton, Cal.

STORES TO LET.

STORE OF TWO LIVING-ROOMS; FINE chance grocer. 452 Haight st.

STORE, WITH 3 ROOMS, NE. COR. GOLDEN Gate ave. and Webster st.; choice location for drugs. ore.

STORE; GUERRERO AND TWENTY-THIRD sts.; concrete cellar; built for druggist; best in Mission for drugstore.

STORE; VALENCIA AND TWENTY-FIRST sts.; choice location; adapted for shoe or dry-goods store

OFFICES TO LET.

SPRECKELS BUILDING, 927 MARKET—Elegant sunny offices, $12 50 up; electric-light; heating and janitor service free. Apply at building or G. H. UMBSEN & CO., 14 Montgomery st.

EDUCATIONAL.

MRS. MELVILLE SNYDER, 715 POST ST., vocal music, piano, elocution, practical Shakespearean and general dramatic acting a specialty; vocal classes Monday, 8 P. M.; $1.

SPANISH, FRENCH, ETC.: Prof. DE FILIPPE'S Academy of Languages, 320 Post st; estab'd 1871.

AYRES', THE LEADING COLLEGE, 325 Montgomery st.; individual instruction in shorthand, typing, bookkeeping, telegraphy, etc.; life scholarship $50; low rates per week and mo.

STIEHL'S SHORTHAND AND BUSINESS College, 723 Market st.; expenses less and scholarship better than elsewhere; day and night.

ENGLISH BRANCHES TAUGHT; ENGLISH literature; letters written. MISS FAGEN, 427 Sutter st.

VOICE CULTURE, ELOCUTION AND DELsarte taught thoroughly; 25c lesson. 749 Folsom st.

ALMA E. HYER, PIANO, MANDOLIN BANjo. 405 Geary, Rm. 17: thorough instruction

BOOKKPNG, WRITNG, ARITHMTC, GRAMR day & night; noclasses: $5 month. 845 Mission

PROF. LOUIS MERKI; VIOLIN, MANDOLIN, guitar, cornet, reasonable. 225 Geary, nr. Powll.

GUITAR MANDOLIN, PIANO AND VOCAL lessons: $3 mo. MARY WESTHAUS, 39 Fifth.

LADY FROM LONDON AND PARIS TEACHles piano, singing, French; $3 mo. R. 14, 1002 Polk

MR. & MRS. KOLANTER, TEACHERS MANdolin, guitar, banjo. 935 Market st., opp. Mason

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

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

PROFESSOR G. MANSFIELD, TEACHER OF violin, guitar, mandolin, banjo. 1707 Market.

MUSICAL INSTRUMENTS.

A 4-STORY BUILDING, CORNER OF Kearny and Sutter sts., full of pianos; these instruments are for sale on monthly payments of $3, $4, $5, $6, $7, $8, $9, $10, $12, $15, $20 and $25 per month; the best of every grade from lowest prices to Steinway Baby, Parlor and Concert Grands; why pay rent when better pianos can be bought from us for about same payments? every piano guaranteed; fine wood-seat stool and draped cover included; no charge for drayage; pianos kept in order by best concert tuners. SHERMAN, CLAY & CO., cor. Kearny and Sutter sts., also Oakland, Cal.; Portland, Or., Seattle, Wash.; Steinway representatives for the Pacific Coast.

ON ACCOUNT OF THE INCREASE IN MY piano business, my old quarters on Market st. are entirely too small; I have therefore moved into my own building, at 526 Haves st., between Octavia and Laguna, where I can now display over four times the amount of instruments than formerly; as I buy for cash and in carload lots and have no rent to pay I can offer any one desiring a piano or organ better value for less money than any other music house in San Francisco. Respectfully yours, J. HARRY SCOTT.

A CARLOAD STRICTLY FIRST-CLASS, high-grade, up-to-date pianos, all modern improvements, guaranteed the equal in every way of any piano made, on monthly payments of $5; no such offer ever before made by any house handling reputable makes; each instrument fully guaranteed; fine stool and cover with each; delivered free anywhere in this city and kept tuned by expert concert tuners. Call and see for yourself at THE F. W. SPENCER CO.'S salesrooms, 933 Market st., opposite Mason.

MAGNIFICENT STEINWAY UPRIGHT AND Schubert; little used; sacrifice. 1019 Van Ness

$75. BARGAIN; STEINWAY PIANO, EXcellent order; easy terms. 221 Leavenworth

CLEARANCE SALE—HAINES, KNABE AND Bush and Gert's pianos; clearing-out prices will rule. A. L. BANCROFT & CO., 324 Post st.

GOOD UPRIGHT CHEAP FOR CASH. SCHMITZ, 16 McAllister, next Hibernia Bank.

BARGAIN—DECKER & SON UPRIGHT, $250. MAUVAIS, 769 Market st.

$150. BURLED WALNUT UPRIGHT BOSton make piano. BRUENN'S, 228 Post.

W. G. BADGER, SOLE AGENT FOR HALLET & Davis and Francis Bacon pianos, 406 Sac'to

CHICKERING, KNABE, STECK, VOSE, STERling pianos; see our new piano for $187; pianos for rent. BENJ. CURTAZ & SON, 16 O'Farrell.

BYRON MAUZY, 308 POST ST.—SOHMER, Newby & Evans, Briggs and other pianos.

SUPERIOR VIOLINS, ZITHERS, OLD & NEW H. MULLER, maker, repairer, 2 Latham place.

HORSES.

50 HEAD DRIVING AND WORK HORSES; weight 1000 to 1700 lbs. 862 Howard st.

LEIBOLD HARNESS COMPANY; 500 SETS of good harness, our own make, of every description, for less money than you can buy Eastern trash; send for catalogue. 110 McAllister st., S. F.

150 SETS NEW AND SECOND HAND HARness, all kinds; wagons, buggies, surreys, rockaways, carts; must be sold. 1128 Mission st.

LARGE YOUNG DRAFTHORSES; HALTER broken; cheap; Hyde ranch. 630 Commercial.

500 SET NEW AND SECOND-HAND HARness; all kinds; buggy, wagon, carts, surrey & rockaway; 40 cheap horses. 15th and Valencia.

40 HORSES FOR SALE; ALSO WAGONS, buggies, carts, harness; Grand Arcade Horse Market, 327 Sixth st.; auction sales every Wednesday. SULLIVAN & DOYLE, Auctioneers.

WAGONS AND CARRIAGES.

FOR SALE, AT EASTERN PRICES, FINE carriages of every description; cash, notes or installments. Carvill Mfg Co., 46-48 8th st., S. F.

PROPOSALS.

PROPOSALS—SEALED BIDS WILL BE RECeived by the Board of Election Commissioners in open session on Monday, Sept. 7, 1896, at 10 A. M., for the following election supplies, separate bids to be made for each classification:

No. 1—For repairing all old voting booths or stalls now on hand and for the manufacture of new booths, the number to be hereafter designated.

No. 2—For chairs and lamps to be used in election-houses.

No. 3—For the repairing of all old tables and stands now on hand and for the manufacture of new tables and stands, the number to be hereafter designated.

The amount of certified check and bond to be given for each classification is stated in the specifications now ready and on file in the office of the Registrar of Voters.

W. M. HINTON, Registrar of Voters.

ASSESSMENT NOTICES.

ASSESSMENT NOTICE—JASPER CONSOLidated Mining Company—Location of principal place of business, San Francisco, Cal.; location of works, Kanakas Valley Mining District, El Dorado County, Cal.

Notice is hereby given that at a meeting of the directors, held on the third day of July, 1896, an assessment (No. 1) of three cents per share was levied upon the capital stock of the corporation, payable immediately to the treasurer of the company at the office of the corporation at No. 811 Brannan street, San Francisco.

Any stock upon which this assessment shall remain unpaid on the 8th day of October, 1896, will be delinquent and advertised for sale at public auction, and unless payment is made before will be sold on the 28th day of October, 1896, to pay the delinquent assessment, together with costs of advertising and expenses of sale.

T. H. ROBINSON, Secretary.

STORAGE.

STORAGE—CHEAPEST IN THE CITY; FIREproof building; advances made. 211 Larkin.

FURNITURE, PIANOS, TRUNKS; ADvances, shipping. CHAS. L. TAYLOR, 204 Post.

A. B. SMITH FURNITURE CO., 132 ELLIS; low rates; fire-proof building; Eastern plan.

CITY REAL ESTATE.

LAYMANCE

REAL ESTATE AND INVESTMENT CO.
REAL ESTATE AGENTS AND LAND AUCTIONEERS.
466 EIGHTH ST., OAKLAND.

MONSTER AUCTION SALE.

MONSTER AUCTION SALE.

MONSTER AUCTION SALE.

SATURDAY, SEPT. 5, '96, AT 2 o'clock P. M., at salesrooms, 466 Eighth street.

BUSINESS PROPERTY.
DESIRABLE IMPROVED AND UNIMPROVED RESIDENCE PROPERTY
IN OAKLAND, FRUITVALE, ALAMEDA AND BERKELEY.

Two lots on Market st., 57 N. of Milton, 28x126 each.

Two-story double house, 10 rooms and bath; 1517 and 1519 22d ave., near East 21st st.; lot 30x125; this property will be sold subject to a mortgage of $1050, payable $20 per month.

Cottage of 4 rooms and high basement; 2116 Chestnut st.; lot 25x128.

Strip of land on the N. side of 32d st., bet. Grove and West, facing 237 feet on 32d st., being a depth of 49 feet and 8 inches on the western end and 27 feet on the eastern end; half cash.

Two houses, 371 and 373 5th st., near Franklin, containing 7 rooms each; lot 25x100.

Two houses, 375 to 379 5th st., SE. cor. of Franklin; lot 50x75.

Two cottages, 362-360 Franklin st., 50 ft. S. of 5th; lot 25x75 each.

Two lots, Nos. 2 and 3, in block 2102 in the Alden Tract, facing on West st., 50 ft. N. of 44th; 50x90 each.

Two-story house of 7 rooms and bath, 683 35th st., near Grove, lot 33:4x120; 35th st. work complete; only $500 cash.

Five lots N. side Clinton st., between Union and Summit, in Lynn, East Oakland; lots 25x100 each.

Nine lots on Piedmont ave., bet. Oak and Glenn, in the Glen Echo Tract; 25x125 each.

Six lots on Oak ave., bet. Piedmont and Glenn, in the Glen Echo Tract; 30x101 each.

Six lots on the north side of 35th st., bet. West and Market; 25x120 each.

Lot northwest corner 9th ave. and East 17th st.; 50x115.

Lot on San Pablo ave., bet. Bristol and Delaware sts., in West Berkeley; 50x135.

Lot SW. cor. Adeline and 19th sts., 50x108, to give her with barn; this property will be sold subject to a mortgage of $1200, which can remain.

Cottage of 5 rooms S. side of 3d st., No. 562, bet. Clay and Jefferson; lot 25x100.

Elegant lot in the Stanford Tract, on Moss ave., 44 W. of Chestnut st.; size 44x153.

Two magnificent lots N. side of 9th st., 25 E. of Harrison; 35x100 each.

Fruitvale cottage; 5 rooms and bath; Tevis st., 75 feet south of Railroad ave.; lot 25x96; only 200 feet from Fruitvale station.

Two-story house; 7 rooms and bath; south side of Sycamore st., between Grove and Telegraph aves.; No. 561; lot 50x100.

Business lot, northeast corner Telegraph ave. and Twenty-third st.; 87x88.30.

Three beautiful residence lots on Hamilton place; Nos. 16, 17 and 22; 30x90 each; only two-minutes' walk to Piedmont cable; surrounded by handsome improvements and fine view.

Two-story house of 8 rooms and bath; entirely new; W. side of Oakland ave., 150 feet S of Santa Clara ave.; rented for $25 a month; lot 30x126; this property will be sold subject to a mortgage of $2000, which can remain.

For terms of any of the above properties and for particulars secure a catalogue.

LAYMANCE
REAL ESTATE AND INVESTMENT CO., 466 EIGHTH ST., OAKLAND.

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.

$3500—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 and flats 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.

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 $35 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.

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.

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 suit 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.

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.

FOR SALE—2-STORY HOUSE, 14 ROOMS, and lot 25x112:6; on installments. Apply 2428 Geary st.

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.

JUST COMPLETED; HOUSE 14 ROOMS; finish natural woods; quartered oak, birdseye maple, mahogany, curly redwood; gas and incandescent lighting; tiled sinks and baths; marine view. Cor. Clay and Laurel; owner on premises.

$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.

CITY REAL ESTATE.

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.

$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 $660 per year; size of lot 25x116. For permit to inspect apply to TOBIN & McNALLY, 630 Market st.

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

MONEY TO LOAN.

ANY AMOUNT ON BONDS, DIAMONDS, watches, jewelry, silverware, sealskins, silks and instruments; interest low; private entrance; private rooms; discreet attendants, at UNCLE HARRIS', 15 Gr