CITY REAL ESTATE.

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

AT AUCTION.

AT AUCTION.

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

FIRST—IMPROVEMENTS AT 1225 BUSH ST. and lot 30x137:6, south line, between Hyde and Larkin sts.; house contains 15 rooms and bath.

SECOND—SW. COR. O'FARRELL ST. AND Carlos place, bet. 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, AT PRIVATE SALE.

OWNER GOING TO EUROPE—FORCED SALE.

$3000. STORE, THREE COTTAGES AND stable; lot 50x114; part vacant; 29th st., on line of the Mission-st. electric road branch; this is a grand bargain.

THREE ELEGANT FLATS.

$9000. SUTTER ST.; 7 ROOMS AND bath each; bay-windows; brick foundation; all modern improvements and conveniences; rent $840 per annum; 27:6x137:6.

CHEAP LOT.

$2500. FRANKLIN ST.; 50x124.

INSTALLMENT LOT.

$250. NEAR CRESCENT AVE. AND MISsion st.; level lot; $25 cash, balance $10 per month; interest at 7 per cent.

INVESTMENT ON McALLISTER ST.

$14,000. 4 FINE NEW ELEGANT flats of 7, 7, 6 and 6 rooms and bath each; all latest improvements and conveniences; rent $105 per month; mortgage of $10,000 can remain at 7 per cent if desired; lot 50x100.

AN ELEGANT HOME.

$9000. MODERN 2-STORY AND BASEment residence of 10 rooms and bath; laundry, etc.; finished basement and attic; lot 26:6x100; good house; cost $9000 to build only a few years ago.

CHEAP PIERCE-ST. LOT.

$3100. GOOD LOT FOR 4 FLATS; 35x125, less 10x100.

THREE ELEGANT MODERN FLATS.

$16,150. NORTH OF AND ONLY A few blocks from Market st.; 8, 7 and 7 rooms and bath each; brick foundation, etc.; street accepted; rent $132 50; 25x87:6.

BROADWAY BUILDING LOT.

$1600. RUSSIAN HILL; A GRAND BARgain; good lot for flats; 18:9x60; fine marine views.

UNIVERSITY MOUND.

$1100. CORNER; 120x100; NEAR SAN Bruno and Silver aves.; level.

A LITTLE GEM.

$5000. BAKER ST.; AN ELEGANT, nearly new bay-window cottage of 6 rooms and bath; all modern improvements and conveniences; cost $4300 to build; can be sold on very easy terms; nice garden.

FLATS ON BROADWAY.

$2500. 2 FLATS; 4 ROOMS EACH; RENT $20; street accepted.

TO CLOSE AN ESTATE.

$1600. NEAR 3D-ST. ELECTRIC CARS; 16th ave., South San Francisco; substantial 2-story house of 8 rooms; rent $16; 30x100; bargain.

PARK PANHANDLE LOT.

$2500. OAK ST.; 25x137:6.

FINE INVESTMENT ON MASON ST.

$10,000. 2 HOUSES; RENT $60; LARGE lot, 63:9x137:6; fully one-half vacant; if balance of lot is built on could be made to pay at least 10 per cent net on the investment; in one of the best renting localities of the city.

COTTAGE ON EASY TERMS.

$1775. $350 CASH, BALANCE $20 PER month; nice, nearly new cottage of 6 rooms and bath; large basement; chicken-house; bay-window, etc.; corner; 25x100; near Mission-st. electric cars.

CALIFORNIA-ST. HOME.

$6500. 2-STORY BAY-WINDOW RESIdence of 10 rooms and bath, etc.; 27:6x127:3.

COTTAGE ON FLORIDA ST.

$1700. NEAR 24TH-ST. CABLE ROAD; 4 rooms, etc.; large lot, 27x100.

FORECLOSURE SALE.

$2000. GOOD PLACE FOR AN EXPRESSman; cottage of 5 rooms and bath, etc.; stable on alley; 24x105; 2 frontages; small amount cash; this is a bargain.

GOOD HOME ON CHESTNUT ST.

$2750. 2-STORY HOUSE OF 8 ROOMS and bath; brick foundation, etc.; deep lot to alley.

TO CLOSE AN ESTATE.

$14,000. ELLIS ST.; LOT 55x137:6.

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.

BOVEE, TOY & SONNTAG, REAL ESTATE AGENTS. Rents collected and full charge taken of property. 19 MONTGOMERY ST., UNDER LICK HOUSE.

$3300. VERMONT ST., NR. 23D, LARGE lot 38x100; 2 new flats of 5 and 6 rooms and bath each.

$4250. FILBERT ST., NEAR HYDE: 2-story house of 6 rooms and bath; rents $30; lot 22:6x136:6 feet.

$3750. TEHAMA ST., NEAR 4TH; IMprovements: rent $34; lot 25x75 ft.

$6750. FOLSOM ST., NR. 10TH; HOUSE 21 rooms, store, etc. lot 25x95 feet.

$1500. GOOD INVESTMENT; ZOE ST., bet. Bryant and Brannan, 3d and 4th sts.; 2 flats and rear house; rents $20 per month.

$8200. EASTLAKE RESIDENCE OF 9 rooms, bath, laundry, etc.; Washington st., near Fillmore; lot 28x127:8¼ feet.

$8000. PAGE ST., NEAR BRODERICK; 4 flats of 5 and 6 rooms and bath each; rents $70 per month.

$5800. NEW RESIDENCES IN PARK panhandle, Cole st., near Waller; 8 rooms and bath; easy terms.

$4000. CLEMENTINA ST., NEAR 8IXTH; 4 flats; rents $46; lot 25x75.

$8500. WESTERN ADDITION FLATS. Green st., near Laguna; 2 modern flats of 7 rooms and bath each; rents $65; lot 26:9x137:6 feet.

$2500. GREENWICH ST., NEAR FILLmore; large lot 39x120 feet; improvements two cottages; a bargain.

CHARMING RESIDENCE.

BROADWAY, NEAR GOUGH—LARGE LOT; 10 rooms, with heater, attic, basement, etc.; owner leaving the city; price $15,000; a bargain.

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

VAN NESS AVE. INVESTMENT CORNER.

$50,000. ONE OF THE BEST NORTHwest corners: 4-story building of 8 apartments; modern improvements; finished in hard woods; best of plumbing; insured for $30,000; first-class tenants; good income now, and by expending $10,000 in adding more apartments it would pay good interest on $100,000; an offer is wanted.

A FIRST-CLASS WESTERN ADDITION HOME.

$16,000. CLAY ST., NR. BUCHANAN; 2-story dwelling; 13 rooms; all modern conveniences; desirable neighborhood; offer wanted.

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

WANTED.

RESIDENCE OF 4 OR 5 BEDROOMS AND attic; new; modern improvements; east of Fillmore, north of Sutter; worth $10,000 to $15,000.

McAFEE BROS., 108 Montgomery st.

WILL E. FISHER & CO., REAL ESTATE AGENTS, 14 POST ST.

$2000. 25:10x137:6; SUNNY SIDE Green st., bet. Gough and Octavia.

$1850. FOLSOM ST., BET. 17TH AND 18th; street bituminized; a snap.

$2250. 19TH AND CAPP STS.; STREET work all done; very cheap.

$2000. 20TH ST. AND TREAT AVE.; large corner lot.

$1050. 2D AVE., BET. CALIFORNIA AND Clement sts.; $100 down, $10 per month; ready to build on.

$8500. FILLMORE-ST. FLATS, NR. GOLDen Gate ave.; lot 37:6x137:6; very cheap; pays big interest.

Full list of improved and unimproved property on application.

HOUSES RENTED, RENTS COLLECTED, INSURANCE PLACED. WILL E. FISHER & CO.

$3500. TERMS TO SUIT—HOUSE OF 7 rooms; San Carlos ave., near 19th.

$2400—Cottage of 5 rooms; modern; one-sixth cash, balance same as rent; Elizabeth, near Noe; lot 25x114.

$800 only—Sanchez, near 24th; 25x100.

ENGLISH & MORRISSEY, 628 Market st.

NEW MODERN COTTAGE, WITH FURNIture: 26:3x190; $3500. 2529 Harrison st.

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.

REDUCED; $15,000; BUSH, NEAR DUPONT; 2 stores and lodging-house; 41:6x63.

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 25x87:6. 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; COTtage, 5 rooms and bath; lot 25x114.

UNIMPROVED PROPERTY.

Corner California and Locust; 37:6x107:7; make any offer.

60x160; Waller, near Scott; 2 frontages; will sell in subdivisions.

$3500—Hayes, nr. Fillmore; elegant view; 25x106:3.

$4500—24th, NE. cor. Vicksburg; 50x114.

$4000—65x117:6; SE. cor. Sanchez and 23d.

$2700—Broderick, near Bush; E. side; 30x103.

$3260—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.

FOR SALE—BARGAIN; MODERN HOUSE and lot; 1320 Leavenworth st., near Washington; 9 rooms and bath; reduced to $6500; bank mortgage of $5000 may remain. MADISON & BURKE.

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 or 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; 22:11x137:6; rear house and stable.

$2500—Erie st., near Mission; 2-story house; 7 rooms and bath.

$2400—Kennebec, near Jefferson; 50x70; Gift Map No. 2; 2 cottages; 9 rooms and bath: rent $-2.

$1650—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: 43:2x75; one 2-story and 2 cottages.

UNIMPROVED.

$7000—Filbert, near Leavenworth: 75x87:6; will subdivide into 3 lots.

Valencia, near 25th-st. railroad station; 61x117:6 to an alley.

Dolores, from 27th to Army; 3 lots on 27th and 5 lots on Dolores.

$4500—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 26th 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 25:8x114.

JOHN PFORR, 329 MONTGOMERY ST., OPP. Safe Deposit, offers for sale:

$6000—A beautiful home opposite Garfield square, on Treat ave.; 7 large rooms; modern arranged; lot 49x112:6.

$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, 65x100; 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; 12 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—Thirteenth st.; 5-room house; lot 25x125.

$3000—7th st., near Bryant; 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 35:6x75.

$4200.——$4200——$4200.

TERMS $500 DOWN.

BALANCE $35 MONTHLY.

JUST COMPLETED.

ELABORATE 7-ROOM COTTAGE.

GOLDEN GATE AVE., NEAR BAKER ST.

TOBIN & McNALLY, 630 Market st.

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

BERNAL HEIGHTS GIFT MAP LOTS; COR. Powhattan ave., Butler, Banks and Seigel sts. and Courtland and Crescent aves.

C. H. REYNOLDS & CO., 323 Montgomery st.

$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.

S. DUCAS, 11 MONTGOMERY ST., WILL sell at a sacrifice:

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; 25x114; will sell 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.

HERMAN MURPHY.

REAL ESTATE.

Loans on first and second mortgages, estates, etc. ANY SUM FROM $50 UPWARD.

628 Market st., opp. Palace Hotel.

ELEGANT JACKSON-ST. RESIDENCE; NO. 3009; nearly new; every convenience; strictly modern. Apply on premises after 3 P. M. only; lot 31x127.

BEAR, 308 FOLSOM ST.—8 LARGE ROOMS divided in flats for 4 families; yards, closets and sheds separate: rent $6 50 per flat. Apply BURNHAM & MARSH, 628 Market 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.

CITY REAL ESTATE.

GREAT SACRIFICE. WORTH $10,000.

$6250. FINE CORNER RESIDENCE, NE. cor. Pine and Laguna sts.; contains 10 rooms, bath, etc.

$5750. COR. SACRAMENTO AND LYON sts.; lot 25x105; 2-story residence of 9 rooms and bath; stable in rear.

$3600. SHOTWELL ST., NR. TWENTYfourth; 3 flats of 5, 5 and 6 rooms and bath each; lot 25x122:6; street accepted; rent $38.

$2700. RENT $33; NATOMA ST., NEAR Fourteenth: improvements, 2-story building, containing store and flat of 6 rooms above; lot 25x80; street bituminized.

$2400. HAMPSHIRE ST., NEAR 21ST; new cottage of 5 rooms, bath and modern improvements: lot 25x100; very cheap; easy terms can be arranged.

$2500. RENT $25; 3 TENEMENTS ON Clementina st., near 8th; lot 25x75.

$4500. STEVENSON ST., NEAR 13TH; 2-story house, containing four 3-room flats; rent $44; lot 26x80.

$3700. FINE 2-STORY RESIDENCE JUST completed; 6 rooms, bath and basement; best part of Richmond; lot 25x120.

BALDWIN & HAMMOND, 10 Montgomery st.

CHOICE LOTS. BEDROCK PRICES.

$2000 EACH—3 LOTS ON BUSH ST., NR. Lyon; 25x175 each.

$1400. SACRAMENTO ST., NR. LAUREL; 25x108.

$3250. DEVISADERO ST., NEAR ELLIS; 25x100; street bituminized.

$1050. 2D AVE., NR. CLEMENT ST.; 25x120; $50 cash; $10 monthly.

$900 EACH—7TH AVE., NEAR CLEMENT st.; 2 lots, each 25x120.

$1000 EACH—5TH AVE., NR. CALIFORnia st.; 6 flats, each 25x120.

$1100. LAKE ST., BET. 4TH AND 5TH avenues.

5 LOTS, EACH 25x100; SACRAMENTO-ST. cable-cars pass property.

$375. VERY CHEAP; FINE LEVEL LOTS on 25th ave., bet. Point Lobos ave. and Clement st.; each 25x130; $50 cash, balance $10 monthly; Sutro electric cars on Clement st.

$700 EACH—BARGAINS; 11TH AVE., bet. California and Lake sts.; 2 lots, each 25x120; $50 cash, $10 monthly; street work all done.

$1500. 21ST ST., NEAR DOLORES; 25x104.

BALDWIN & HAMMOND, 10 Montgomery st.

OWN YOUR HOME. STOP PAYING RENT.

You can do it very easily. We will sell you a lot or house and lot on very small payments. A lot will cost you from $350 to $400 and you can pay for it in $5 monthly installments. The street work is all done—graded, sewered and macadamized; water piped to every lot; on the line of an electric road; best lots for the money.

DO YOU WANT A HOUSE AND LOT?

If so, come and see us. We have nice new cottages that we can sell on very easy terms. Or, if you prefer, we will arrange to build one for you. Prices from $1200 upward. Apply at office or at our branch office, 3207 22d st., corner of Mission.

BALDWIN & HAMMOND, 10 Montgomery st.

LOTS ON THE PARK.

Every week the number of lots in the block bounded by 9th and 10th aves., H and I sts., grows less and less. Do you want one? If so, see the property and pick out your lot at once.

PRICE $750 AND UPWARD.

TERMS $50 CASH, $10 MONTHLY.

You will do well to secure a lot now, as you will never again be able to buy so cheap.

BALDWIN & HAMMOND, 10 Montgomery st.

GREAT EXCITEMENT CAUSED BY LOW PRICES.

64 WESTERN ADDITION LOTS.

$1250 UPWARD.

YOUR OWN TERMS.

Last Sunday we advertised for the first time 64 lots fronting on Cole, Stanyan, Shrader, Frederick and Beulah streets. This is by far the most important subdivision of the year. Owing to the low prices it has been of great interest to many intending purchasers. We advise you to see these lots at once. You cannot buy a lot in the city at the price which will compare with these, either for investment or as a residence site. Located near the Park, and in a select neighborhood; near the site of the Affiliated Colleges, convenient to electric and cable lines, good climate. The Park panhandle is being rapidly built up by first-class improvements. We will sell the lots on your own terms. Street work done. Lots all level and ready for building purposes. Go and see these lots to-day. Our agent will distribute diagrams Sundays on the blocks.

BALDWIN & HAMMOND, 10 Montgomery st.

A. M. SPECK & CO., 602 MARKET ST.; BARgains worth noticing.

$300 CASH, $1500 IN MONTHLY PAYments same as rent, buys that lovely 6-room cottage half block from Mission-st cars: this property is sold to satisfy mortgage.

$3750. 3 NICE FLATS ON LEAVENworth st.; all rented; pays 10 per cent net; half cash.

$1000 CASH, $1500 ON MORTGAGE, buys 4 good flats near 4th st.; rents about $30.

$1000 CASH, $3600 BANK MORTGAGE, buys 3 nearly new flats; car line; only few blocks from City Hall; all rented; $47.

$2000 CASH, $3000 MORTGAGE, BUYS 4 fine flats, half a block from Seventh and Market sts.; rent about $550.

$6000. 8 5-ROOM COTTAGES, WITH LOT 112 feet front: good location; paying over 12 per cent; must sell: loss no object.

$8000. 8 FLATS WITH LARGE LOT; 2 fronts; rents $1000: near Call Office; terms, one-half cash; any reasonable offer wanted.

$14,000. 5 FINE FLATS ON MASON ST.; large lot; rents over $100.

$15,000. CORNER (BUSINESS) ON Geary st., near Wigwam.

$45,000. BUSINESS PROPERTY NEAR Fourth and Market sts.; rents $4000.

SPECK & CO., 602 Market 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.

BARGAINS——BARGAINS——BARGAINS.

IF YOU WANT A FINE BUILDING LOT, WE have it.

IF YOU WANT A FINE INVESTMENT LOT, we have it.

PARK LOTS, MISSION LOTS AND OTHER lots at great bargains, on $5 monthly payments.

JACOB HEYMAN, 11 Montgomery 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.

$750. 40:3x125; E. SIDE OLD SAN JOSE road; lot surveyed, fenced and graded.

$750—38:6x130; N. cor. Ocean House road and Delaware ave., block 33, West End Map 1; lot surveyed, fenced and graded; title perfect. CHAS. C. FISHER, 507 California st.

$2150. RENTS $27 PER MONTH; TWOstory; 3 flats; lot 25x80; Perry st., between Fourth and Fifth. CHAS. C. FISHER 507 California st.

$1150. ASHBY AVE., BERKELEY; LOT 50x135; choice location; part cash. J. SHIELDS, owner, 119 Cumberland st., or O'NEIL & CO., Ashby station, Berkeley.

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.

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.

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.

DON'T MISS THIS; $200 CASH; BUSINESS location: lot 40x117:6 to alley; Valencia st., near Twenty-fifth-st. railroad depot; must be sold; $3000 can stand at 6 per cent interest. J. F. PLUMBE, 1402 Valencia st.

CITY REAL ESTATE.

ELEGANT MODERN RESIDENCE. NW. COR. FELL ST. FACING THE PARK PANHANDLE.

$12,000. HANDSOME RESIDENCE OF 8 rooms and bath, billiard-room, wine-closet, etc.; substantially and well built; nearly new; house cost $8250 to build; terms, $2500 cash, balance easy. Call at office for permit to inspect. 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.

HANDSOME FLATS. ON A CORNER. NEAR MISSION AND 16TH STS.

$6750. 2 ELEGANT FLATS OF 6 ROOMS and bath each; high, finished basement; nearly new; porcelain baths; house wired for electric lights and modern in every detail. EASTON, ELDRIDGE & CO., 638 Market st.

MISSION RESIDENCE. NEAR CASTRO AND 24TH STS. MODERN AND NEARLY NEW.

$4500. 2-STORY HOUSE; 8 ROOMS AND bath; high basement; handsomely decorated and in first-class condition; only four years old. EASTON, ELDRIDGE & CO., 638 Market st.

BIG VALUE. NICE PAIR OF FLATS. AT A BARGAIN.

$2500. 2 FLATS OF 5 ROOMS EACH, near Sacramento and Leavenworth sts.; in good condition; cost over $4500; pays $240 per annum; easy terms; $500 cash. EASTON, ELDRIDGE & CO., 638 Market st.

SOUTH OF MARKET INVESTMENT. WELL IMPROVED PROPERTY. NEAR 3D AND BRYANT STS.

$5000. 2 HOUSES OF 6 TENEMENTS; in good condition; always rented; pays $600 per year; a sure investment; lot 40x80. EASTON, ELDRIDGE & CO., 638 Market st.

CHOICE LOTS. LOW PRICES. THE TIME TO BUY.

$3500. COR. PT. LOBOS AND 31ST AVES.; 120x125; graded; will subdivide.

$3000. COR. CLAY AND SPRUCE; 37:6x102:8.

$2600. PAGE, NR. SHRADER; 25x137:6.

$2250. NW. COR. SANCHEZ; 100x126; will subdivide.

$1750. CLAY, NR. SPRUCE; 25x127:8¼.

$1250. 25TH, NR. BRYANT; 25x90.

$950. NOE ST., NR. 23D; 25x100.

$900. SIX LOTS IN EXCELSIOR HOMEstead; 150x100.

$650. VALLEY, NR. SANCHEZ; 25x114.

$425. 20TH AVE., NR. Pt. LOBOS; 25x120.

$150 EACH, J ST., NR. GOLDEN GATE Park, two lots; 25x120.

EASTON, ELDRIDGE & CO., 638 Market st.

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

$2250—Only $100 cash; balance $20 a month, same as rent; new modern cottage in the Mission; contains 6 rooms and bath and basement.

$2650—On easy terms: $500 cash, balance $20 monthly; new cottage of 5 rooms and bath; on Church st.; 25x100 feet.

$1800—Capp st., near 15th; 25x75 feet; street work all done.

$5250—Price reduced; modern 2-story house of 6 rooms and bath; Webster st., near Washington; lot 25x97:6 feet.

$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 55x110; will sell house, with lot 27:6x110, for $9000; easy terms if desired.

$5750—Flats and rear house: renting for $56; Harrison st., near 6th; lot 27:6x85 feet.

$6250—Rents $52 50 per month; 2 fine flats of 6 and 7 rooms and bath; Steiner st., near Oak; lot 25x137:6.

$9000—Pacific-ave. home; modern 2-story Eastlake residence; contains 7 rooms and bath; lot 25x127:8¼ feet; see this if you want a moderate-priced home.

$4250—Rents $44 per month; Clara st., near 6th; lot 25x80.

$8500—Make us an offer; Pacific Heights residence of 8 rooms and bath; Jackson st. near Buchanan st.; lot 30x117 ft. to rear street.

$4500—Vallejo st., near Webster st.: finest block on Vallejo st.; lot 27:6x137:6 ft.; $2000 can remain.

$4000—Near Ellis and Jones sts.; 2 flats of 5 rooms each; rents for $30; lot 22x69 feet.

$2200—Offer wanted: 2 cottages on 23d st.; renting for $20 per month.

$5500—Corner Bush and Broderick sts.; cottage of 8 rooms and bath; large lot, 34x100 feet; lot alone is worth the price asked; the last of a row of 4 cottages; the other 3 have all been sold within the past month.

$4000—Cottage 1425 Geary st., near Laguna; lot 24:11x120 to rear street; 5 rooms.

$2250—Lyon, near Clay; lot 25x112:5.

$500—Worth $1000; only one block from the Mission carhouse; lot all ready to build on.

The above is only a partial list. We will be glad to furnish a complete list on application.

SHAINWALD, BUCKBEE & CO., 218-220 Montgomery st., Mills building.

EASY TERMS—GEARY ST., NEAR COOK, 2-story 7-room and bath homes, 20 minutes of Kearny st.; $3600; $500 cash; open daily; modern.

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.

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.

$6250. NEARLY NEW FLATS ON THE choicest part of Ashbury Heights, Frederick st., near Asbury; 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.

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.

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

HORSES.

THE EMPORIUM SALES YARDS, 220 VAlencia st., is the place to go if you want to buy, sell or exchange horses, buggies, wagons or harness; auction sales every Saturday at 11 o'clock.

426 VALENCIA ST., 20 GOOD WORK AND driving horses. JAMES FORRESTER, salesman.

WANTED—CHEAP HORSE AND LIGHT wagon; state price. W. C., box 33, Call Office.

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.

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

MONEY WANTED.

WANTED—$2000 TO $12,000 ON COUNTRY property. E., box 27, Call.

COUNTRY REAL ESTATE.

G. H. UMBSEN & CO.

DAVID BUSH, COUNTRY DEPARTMENT.

14 MONTGOMERY ST.

$4 PER ACRE FOR 5000 ACRES SITUATED near Eden Valley, Mendocino County, with summer and winter range; well watered and wooded; two 4-room cottages, barn, stable, blacksmith-shop and corral; 1500 sheep, 70 head of cattle, all the farming tools on the place; one of the cheapest and best ranches in Mendocino County; part cash, or would exchange