CITY REAL ESTATE.

G. H. UMBSEN & CO.
REAL ESTATE AGENTS,
14 MONTGOMERY ST.

SPECIAL OFFERINGS.

$1250. MAKE AN OFFER; LOT ON Broadway, near Jones; street accepted; a snap.

$1350. CASTRO ST., NEAR MARKET; nice building lot in a splendid location for flats; 25x120.

$1750. NOE ST., NEAR MARKET; street bituminized; 25x91:6; will consider an offer; very cheap.

$3500. SPLENDID HOUSE OF 8 ROOMS and bath; nicely situated on Larkin st.; convenient to several lines of cars; 40x60.

$2500. FOLSOM ST., NEAR PRECITA ave.; 50x200, running to rear street, making 4 lots; this is very cheap.

$850. NICE, COMFORTABLE COTTAGE home of 4 rooms just off Mission st.; convenient to car lines and schools.

$1250. HENRY ST., NEAR NOE; LARGE-sized building lot, 26x115; sunny side; street accepted.

$6000. REDUCED; MUST SELL; $5000 mortgage can remain; California st., near Fillmore; residence of 7 rooms and bath; 27:6x120 to a rear street; all street work done; beautiful property to improve as an investment.

$25,000. POST ST., NEAR VAN NESS ave.; mansion of 14 rooms in A1 condition; 68:9x120 to a rear street; sold to close an estate; an offer wanted.

$12,500. POST ST., NEAR LARKIN; 3-story house of 10 rooms and 2 baths; 25x137:6; mortgage of $8000 can remain; splendid location for doctor.

$3750. A SACRIFICE; NORTH LINE OF Market st., near Castro; 25x90; mortgage of $2000 can remain; good location for any retail business.

$3100. 15TH AVE., NEAR RAILROAD ave., South San Francisco; 28x75; improvements consist of 2 flats; rents $31.

$2500. 23D ST., NEAR VALENCIA; COTtage of 5 rooms and bath; 25x88.

$20,000. CAPITALISTS ATTENTION; sold to close an estate; SE. corner Jackson and Washington sts.; right in the heart of the aristocracy of Pacific Heights; 137:6x147:8¼; at present rented for $200 per month; a grand investment.

$3000. CASTRO ST., NR. 26TH, ON CAR line; cottage of 5 rooms and bath; 25x80; $100 cash, balance easy installments.

$6500. PACIFIC HEIGHTS RESIDENCE lot, Jackson st., nr. Gough; splendid size, 40x127; $4500 mortgage can remain.

$1000. LOT 75x120, MAKING 3 LOTS; 23d ave., close to Point Lobos ave.; best buy in the Richmond.

$3500. CORNER ON GREEN ST., 23x70; cottage of 5 rooms; splendid location for a grocer or butcher; all street work done.

$2250. VERY CHEAP BUILDING LOT; splendid location for flats; Page st., near Scott; 25x137:6; all street and sidewalk work done.

$6000. DEVISADERO ST., NEAR GOLDen Gate ave.; cozy cottage of 7 rooms and bath; 25x137:6; owner very anxious to sell; mortgage of $2000 can remain; worthy of investigation.

$2500 EACH—LAGUNA ST., NEAR Page; 25x87:6; all street work done.

$3600. NO BETTER BUY IN THE MISsion; Chattanooga st.; double cottage of 5 rooms and bath each; brick foundation; high basement; renting for $32 per month; 32:6x117:6 to an alley; street accepted.

$800. MASONIC AVE. BUILDING LOT; 25x106; just a step from the McAllister-st. cars.

$3000. NATOMA ST., NEAR 3D; 3 FLATS renting for $37 per month; 20x70.

$1650. CHURCH ST., NEAR 16TH; 25x125 street accepted.

$3500. 2 NICE FLATS OF 5 ROOMS AND bath each; renting for $34 per month; 25x100; close to Devisadero and Haight streets.

$6500. WASHINGTON ST., NR. BRODERick; beautiful residence of 8 rooms and bath; street accepted; bank mortgage of $4000 can remain.

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.

OFF FOR KLONDIKE.
MUST SELL
CHOICE WESTERN ADDITION LOT.
$2750. PAGE ST., N. SIDE, 75 FEET E. of Fillmore; 25x100; see it to-day. EASTON, ELDRIDGE & CO., 638 Market st.

WESTERN ADDITION RESIDENCE.
SMALL CASH PAYMENT.
BALANCE SAME AS RENT.
$3500. UNION ST., NEAR BAKER; 2-story house, nearly new, of 9 rooms and bath; lot 27x150.
EASTON, ELDRIDGE & CO., 638 Market st.

MISSION FLATS.
PAYS $600 PER ANNUM.
$6000. NEAR GUERRERO AND 20TH sts.; modern pair of flats of 5 and 6 rooms and bath; lot 25x114.
EASTON, ELDRIDGE & CO., 638 Market st.

CHEAP COTTAGE.
MUST BE SOLD.
$1600. COTTAGE OF 6 ROOMS AND bath; lot, 25x120; on line of Geary-street cars; easy terms if desired.
EASTON, ELDRIDGE & CO., 638 Market st.

MISSION HOME.
A BARGAIN.
$2600. NEAR MISSION AND 19th STS., substantial 2-story house of 6 rooms; brick foundation, and in good condition.
EASTON, ELDRIDGE & CO., 638 Market st.

WESTERN ADDITION FLATS.
BIG VALUE.
$6150. OAK ST., NEAR PIERCE, 2 BAY-window flats of 5 and 6 rooms and bath; basement and stable; lot 25x137:6; street bituminized and accepted.
EASTON, ELDRIDGE & CO., 638 Market st.

NEW MISSION COTTAGE.
SMALL CASH PAYMENT.
BALANCE SAME AS RENT.
$2300. 841 ALVARADO ST., BET. 22D and 23d, near Sanchez; new, modern, bay-window cottage of 5 rooms and bath; every convenience; lot 25x114; also new 2-story house adjoining; now building; see owner on premises to-day.
EASTON, ELDRIDGE & CO., 638 Market st.

LIST OF LOTS.
PRICES ARE SURE TO ADVANCE.
THE TIME TO BUY.
$400. EAST AVE., NEAR HOLLY PARK; 25x92.

$1050. 4TH AVE., NR. CLEMENT; 25x120.

$1100. 4TH AVE., NEAR POINT LOBOS ave.; 25x120.

$1700. CLAYTON ST., NEAR WALLER; 25x106:3.

$1900. TENNESSEE ST., NEAR SIERRA; 33:6x100.

$1950. WASHINGTON ST., NR. SPRUCE; 25x127:8¼.

$2750. COR. PIERCE AND WALLER; 27:6x112:6.

$3400. COR. LAGUNA ST. AND MYRTLE ave.; 25x62:6.

$3600. PIERCE ST., NEAR FILLMORE; 25x127:6 to rear street.
EASTON, ELDRIDGE & CO., 638 Market st.

BARGAINS. BARGAINS.
CHAS. J. CAMPBELL & CO.,
Real Estate Agents and Rent Collectors,
224 Montgomery st.
REAL ESTATE AUCTIONED FREE.
$850—Marine view; lots 25x104; on Clement st., near 15th ave.; Sutro road.
$1000—Make offer; choice NE. corner in Mission; 28x80; both streets done.
$1050—Actual robbery; 25x100; Point Lobos, near Ninth st.; boulevard to Cliff.
$1250—A bargain; lot 25x132; Sacramento st., near Cherry; street bituminous.
$1650—Klondike outdone; $100 cash; lot 25x100; Central ave., near Fell; bituminized.
$3300—Great bargain in flats; rent $30; Sanchez, near Market; 27x100.
$8000—3 magnificent, new, modern flats; Clayton, near Oak st; rents $77.
$26,000—Choice piece of Polk-st. business property; 50 feet front; rent $190.
To loan—$20,000 in smaller sums.

BARGAINS! BARGAINS! BARGAINS!

Fine building lots in the best residence localities from $100 up; on $5 monthly payments; electric cars close by; don't fail to get one of our catalogues. JACOB HEYMAN, 11 Montgomery st.

$5500. $3000 CAN REMAIN; 6½ PER cent; pair fine bay-window flats; Eddy st.; cheapest property offered.

$3750. ONLY $1250 CASH; RENTS $420 year; Grove st., near Octavia; fine investment. I. SCHARFF, 20 Montgomery st.

LOT $600, OR HOUSE AND LOT $1800, wanted; cash. B., box 39, Call Office.

CITY REAL ESTATE.

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

FLATS VERY LOW—ONLY $5500 FOR 2 large flats on Webster st., near Sacramento; 25x90:6.

DOWNTOWN INVESTMENT; BUSH ST., between Montgomery and Kearny; 3-story building; lot 34:4x112:6; only $37,500.

TO CLOSE AN ESTATE—SW. CORNER 16TH and Hardy sts.; store and flats; renting for $48; lot 30x85; price $7500; make offer.

$3600. 64x101; W. SIDE CHURCH, NR. 25th; good 2-story house; 6 rooms and other improvements.

$5500. BUCHANAN ST., COR. FILBERT; flats; well rented; corner vacant; lot 55x110.

$3000. 24TH ST., NEAR CASTRO; NICE home; lot 20x114.

$3000. BRYANT, COR. DECATUR; COVered with improvements; lot 25x63; must be sold; make offer.

$3500. 26TH ST., NR. CAPP; 2 COTtages and lot 83x100; rents $31.

$2700. CHURCH, NEAR 21ST; COTTAGE 5 rooms and bath; lot 26x125.

$2600. GEARY ST., NR. LYON; HOUSE 5 rooms; lot 25x100.

$2000. HOUSE AND LARGE STABLE; 25th st., near Douglas; lot 50x114.

$1600. EAST AVE., IN HOLLY PARK, opposite Bennington; 5 rooms and bath; lot 25x108.

$1800. COTTAGE; 5 ROOMS; 256 MONtana st., near Capitol; lot 50x100.

$2900. POST, NEAR DEVISADERO; 6 rooms and bath; rents $20; lot 25x70.

$1050. COTTAGE AND LOT, 826 VIRginia ave., near Mission st.; large lot.

UNIMPROVED PROPERTY.
Hyde st., near McAllister; 23x70.
Corner, only $2250, California and Locust; 37:6x107:7.
Near corner Leavenworth and Sacramento, 37:6x78:11; elegant location for flats; $2500.
$3000—Cor. Lombard and Octavia; 46:6x100.
$3000—Oak st., nr. Lott; 25x110.
$2400—25th st., west of Diamond; 80x114.
$2050—Ridley, near Scott; 25x117:6.
$1900—Union st., nr. Webster; 25x.00.
$1800—Golden Gate av., nr. Central av.; 25x100.
$1500—Dolores st., near 30th; 25x100.
$1250—16th st., nr. Castro; 25x100.
$1000 for 2 lots—21st st., nr. California; 50x120.
$900—California st., near 12th ave.; 25x100.
$350—South ave., bet. Crescent and Richland aves.; 25x100.
$250—Twenty-eighth ave., near C st.; 26x120.
$170—K st., near 27th 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.
$15,000—Mission st., near 11th; 50x80; 3 flats and 3 stores; rents $84.
$12,500—Sansome and Vallejo; 26:6x80; stores and flats on both frontages; rents $107.
$12,000—Haight, near Lyon; 55x137:6; will subdivide into 30 feet; improved with modern dwelling, 10 rooms and bath and 25 feet vacant lot.
$12,000—Pacific st., near Kearny; 26x167:6; saloon and basement and 14 rms. and bath above.
$10,500—Pacific, nr. Webster; 28x127; 2 flats, 7 rooms and bath each; rents $85.
$10,000—Steiner, near Pacific; 27:6x137:6; fine residence, 12 rooms and 2 baths; rents $85.
$10,000—Folsom, near 8th; 25x90; bakery with 2 flats above, 12 rooms and baths; rents $65.
$8200—Howard st., near 14th; 25x85; 3 flats; rents $60.
$6150—Moss st., near 6th and Howard; 50x75; 6 flats; rents $69.
$6600—O'Farrell and Beideman, near Scott; 45x60; 2 houses, 4 flats, 18 rooms and baths; rent $54.
$4100—Jessie st., near 6th; 20x75; 3 flats; rents $50.
$4600—Stockton st., near Chestnut; 25x87; 2-story bay-window flats; 11 rooms and bath; rents $38 50.
$4400—Lombard st., near Hyde; 52:6x137:6; 2-story residence, 10 rooms and bath.
$4000—Hill st., near Noe; 25x114; 2-story residence; 8 rooms and bath.
$4000—Shipley st., near 6th; 25x75; 6 flats; 4 rooms each; rents $48.
$3700—Beideman, near O'Farrell and Scott; 30x60; 2 flats.
$3500—Haight st., near Webster; 25x95; cottage 5 rooms.
$3000—Lyon, near Sutter; 23x60; 2-story cottage, 7 rooms and bath.
$3000—Dupont st., near Francisco; 22:6x91; 3 flats; 13 rooms; rents $25.
$2600—De Long ave., near Waller st.; 25x80; 2-story house; 9 rooms and bath.
$2500—27th st., near Sanchez; 25x105; 2-story house; store with 4 rooms, above 6 rooms and bath; rent $20.
$2300—Jersey, near Diamond; 25x114; 2-story house; 2 flats; 9 rooms and bath; rents $25.
$2350—Elizabeth st., near Douglass; 25x114; cottage 5 rooms and bath; rent $14.
$2100—25th st., near Church; 25x114; cottage 5 rooms and bath.
$1200—Kate st., near Bryant and 7th; 20x50; rent $9.
Valencia, near 25th-st. railroad station; 61x117:6 to an alley.
Jones and Union; 5 lots, 24x62:6 each.
$4000—Guerrero st., near 24th; 28x75; with water-pumping plant.
30x70; Jessie st., between 13th and 14th.
25x65; Stevenson, near 14th; 4 lots.
$3100—17th, near Eureka; 62:6x75.
$2000—Guerrero st., near 24th; 28x50.
$1250—34th ave., near C st.; 125x120; will subdivide into 4 lots 25x120.
$1200—Cor. B and 25th ave.; 60x188.
$1000—California ave. and Eugenia; 23:4x70.
$22[illegible]—Eugenia and Anderson; 25x70.
$525—A st., near 10th ave.; Richmond.

JOHN PFORR, 329 MONTGOMERY ST., OPP. Safe Deposit, offers for sale:
$26,000—A large lot of 200 feet front by a depth of 110 feet, with improvements: 3-story building, covering nearly the entire lot; built for a furniture factory and divided into manufacturing, varnishing and drying departments, engine and heating rooms, and stocked with the most complete machinery of the latest invention for turning out plain as well as the most artistical work on the shortest notice. The machinery, with a very valuable patent, cost the present owner $18,000. This is a snap as is a snap.
At a reduction to $5250 from $7500—A fine corner near Webster and Ellis sts.; nice and well-built 2-story, bay-window house; 8 rooms, bath, etc.; basement; brick foundation; stone sidewalks; first-rate stand for a grocery; should be raised and store put under; would pay big rent; make offer.

DWELLINGS.
$4000—Double house on Buchanan st.; 6 rooms and bath in each; lot 30x80; rent $45.
$5000—Facing Panhandle Park, near Lyon st.; a real nice house, 6 rooms and bath; lot 25x110.
$6500—Rent $60; only $3000 cash, balance on mortgage; 2 fine double flats on Geary st. and 2 double flats in the rear, on Garden st.; 28x125.
$16,500—Post st., near Devisadero; 7 houses; large lot; rent $128; make offer.
UNIMPROVED.
$50 apiece—Lots 25x100, Ocean View, close to the county line.
$550—Noe st., near Thirtieth; 30x112.
$1500—Corner 23d ave. and A st.; 53:4x100.
$3100—Fine corner lot on Fillmore st.
$800—Noe st., near Thirtieth; lot 36:6x75.

WHY ARE WE BUILDING
A NEW COTTAGE?
Why? Well, because we have just convinced 4 new families that paying rent is not the thing these days. That if they go at it right they can soon have their own homes and find it just as easy as paying rent—and a whole lot more profitable in the long run.
Our plan—the Heyman plan—the original plan of building homes on easy installments—is one that every one who lives in the Heyman Tract can and will recommend. Aside from the certain result of a home in a few years, the Heyman homes are handsome, modern, comfortable dwellings, the people living in them are as desirable and as good as the homes and the location is all right, with good street-car connection to all parts of the city.
Take Mission-st. cars, transferring to 22d; get off at Hoffman ave. Mr. James Cutter, resident agent, will show the property. JACOB HEYMAN, 11 Montgomery st., will give all particulars.

$17000. IMPROVEMENTS; ALMOST new; central location; rents $140 per month.
$8000—New flats of 6 and 7 rooms near the park.
$5500—Flats; rents $42 per month.
$1600—Stanyan st., near car line; size 25x108.
$1200—A snap; 14th, near Noe; size 26x115.
$550—Cor. on 9th ave.; near Olympic grounds.
ENGLISH & MORRISSEY, 628 Market st.

KLONDIKE HOUSE; 7 ROOMS; BATH; 42 Joost ave.; cheap; part cash; balance easy. W., 42 Joost ave.

FOR CASH OR ON VERY EASY TERMS; small cash payment; cottage of 5 rooms, bath, basement; sunny yard; newly painted and decorated; lot 25x114. 3734 Twenty-second st., near Noe; open Sunday.

$2600. FOR SALE, HOUSE AND LOT; 5 rooms and bath; conservatory and garden. 2439 Larkin st.

$7850. CHOICEST CORNER OF ALL; unobstructed marine and park view; 10 large sunny rooms; conservatory most expensively decorated; hot air furnace; all possible conveniences. Apply ALBERT WILFORD on premises, corner Fulton and Shrader between 12 and 3; McAllister or Hayes st. cars.

$1800. NEW EASTLAKE; 4 ROOM-COTtage; all modern improvements. K st., between 9th and 10th ave., Sunset District; owner on premises.

$1050. 6-ROOM HOUSE; COMPLETELY furnished; near Peralta Park, Berkeley; 50x100; horse, cow, poultry; everything included; part cash; easy terms. I. SCHARFF, 20 Montgomery st.

$2200. BARGAIN; NEW COTTAGE 5 rooms, bath; small amount cash; balance $20 month. 541 Elizabeth st., 80 feet E. of Castro.

N. SIDE 25TH, BET. SANCHEZ AND NOE; elegant modern cottage 5 rooms and bath; high basement; large attic. A. PETRY, builder and owner, 1021 Sanchez.

NEW HOUSE OF 7 ROOMS; LEVEL LOT; Mission cars; $2000 cash or easy installments; will accept vacant lot in part payment; inspection invited. Owner, 413 Kearny st., 9 to 12.

CITY REAL ESTATE.

TWELFTH AVENUE.
$800 each—4 lots; 12th ave., near I st.; 25x120; lots on official grade; easy terms; only half a block from Golden Gate Park.

NEW COTTAGE.
$2600. ONLY $200 CASH; BALANCE same as rent; Dolores st., near 27th; 5 large sunny rooms; porcelain bath; all conveniences.

$3100. GOOD MODERN COTTAGE OF 6 rooms and bath on 2d ave. near Clement st.; lot 25x120; $2100 can remain on mortgage; a splendid opportunity to secure a home.

$4500. HAYES ST., NEAR LAGUNA; lot 27:6x120 to rear street; improved with 2 flats of 4 and 5 rooms each on rear street; Hayes-st. frontage vacant; rent $21.

$6500. AN OFFER WANTED; MUST BE sold; Fell st., near Steiner, large lot, 55x137:6, with a double 2-story house of 6 and 7 rooms, bath, etc., each; large mortgage can stand; the street accepted; lot alone is worth the money.

$12,500. GOOD INVESTMENT; TAYlor st., near Eddy; lot 25x87:6; 2-story house of 8 rooms and bath; rent $45.

$4750. RENTED LOW AT $48; 3 FLATS and 2-story house in rear; 4, 4, 4 and 3 rooms; Pacific-st. corner, near Taylor; steadily rented.

$3100. ASSESSED FOR OVER $3200; house cost $3500 to build; Jersey st., close to Castro and 24th-st. cars; 2 flats of 5 and 6 rooms and bath each; lot 25x114; rent $31.

A VERY CHEAP CORNER.
$2100. 21ST AND CHATTANOOGA STS.; 25x104; Mission warm belt; nice neighborhood; electric cars on Chattanooga st.; must be sold; make offer.

$2500. RENT $20; NEAR THE CORNER of Folsom and 11th sts.; 2-story house containing 2 flats of 4 rooms each; also rear house; this is a good, clean investment.

AN INVESTMENT.
$6500. MISSION ST., NR. 21ST; improvements, store and 2 flats above of 5 rooms each; rent $47 50; an offer wanted.

A BUSINESS CORNER IN THE WESTERN ADDITION.
$15,000. PRICE REDUCED FROM $18,000; corner lot on Eddy st., nr. Buchanan; lot 39x80; rent $112 50.

CHEAPEST HOME LOTS IN RICHMOND.
$700 EACH—12TH AVE., BET. CALIFORnia and Lake sts.; only 3 lots left; terms $50 cash, balance $10 month; sewers laid; 1 block to Sutro's electric railway.

$37,500. SPLENDID INVESTMENT ON Geary st., bet. Hyde and Larkin; lot 48x130; fine 3-story building, containing 2 stores and 3 living-rooms in rear of each; also 4 flats above of 8 rooms and bath each; 3-story building in the rear containing 6 flats and 5 rooms each; total rent $298.

$25,000. 5TH-ST. CORNER; LARGE lot, 85x95; not far from Mission st.; stores and flats above; total rent, $205; mortgage of $13,000 can remain.

$500. $50 CASH; $10 MONTHLY; CHEAPest lots in Richmond; see them at once; California st. and 19th ave.; large level lots, ready to build on; perfect title; only a few lots left for sale; be quick.

BALDWIN & HOWELL,
10 Montgomery st.

SPLENDID INVESTMENT.
$115,000—Within 60 feet of the junction of Market, Turk and Mason sts.; large lot, 75x105; sold to close an estate; old improvement. BALDWIN & HOWELL, 10 Montgomery st.

$3500. EASY TERMS; $600 CASH, BALance monthly same as rent; handsome new story and half residence of 7 rooms, bath and all the latest conveniences; 10th av., near H st.; ½ block to the park; take Haight or Ellis st. cars, transfer at Masonic ave. and call at our branch office, 9th ave. near H st., open Sundays. BALDWIN & HOWELL, 10 Montgomery st.

FOR SALE—8-ROOM SUNNY HOUSE IN the most desirable part of the Richmond district; latest sanitary plumbing; large closets; salon parlors; cove ceilings; lot 25x120; cement sidewalk; near four lines of cars; any reasonable offer accepted; easy terms, as owner is willing to sacrifice on account of leaving the city. Apply on the premises, 233 Third ave.

ALMOST COMPLETED—A GRAND CORNER building, consisting of two flats; all the latest modern improvements; see it to-day, as it is a rare chance to secure a well-planned building in a choice locality at a low figure and on easy terms; southeast corner Sanchez and 23d sts. S. A. BORN, owner and builder, 4079 24th st.

$1500. CHEAPEST LOTS ON PRESIDIO Heights, corner Clay and Maple sts. $900—A bargain must be sold; Golden Gate ave., near Willard; 25x100. $100 Cash, balance same as rent; fine cottage home in Mission warm belt. McEWEN BROS., 118 Montgomery st.

SOMETHING CHOICE.
$3200. FINE HANDSOME 8-ROOM RESIdence known as 576 Liberty st., near Castro; terms, $400 cash, balance $30 per month. ALSO.
$2550. CHOICE, BAY-WINDOW COTtage consisting of 5 rooms and bath, No. 536 Liberty, near Castro; terms, $300 down; balance $25 per month. Apply of F. A. McNALLY & CO., 19 Montgomery st.

NEW CHOICE W. A. FLATS.
$6100—Renting $720 a year and constructed by days' labor; street accepted; this is the best investment in the city; terms to suit. For particulars apply to F. A. McNALLY & CO., 19 Montgomery st.

SOL GETZ & BROTHER,
ROOM A, FIRST FLOOR,
CROCKER BUILDING.
HEADQUARTERS FOR PARK LOTS.
WE SUIT EVERYBODY, WHY NOT YOU?
CHOICEST LOCATIONS, EASIEST TERMS and lowest prices to suit the times.
$250 TO $1000—RICHMOND LOTS; WE can positively suit you in location, price and terms.
$75 TO $800—SUNSET HEIGHTS LOTS; south of park, near Affiliated Colleges and boulevard; unsurpassed view; $5 and $10 monthly installments.
$100. lots; $150, $200 AND $300—BUILDING lots; no grading; near Mission-st. and San Mateo electric-car lines; only $5 monthly.
Call for maps and diagrams.
SOL GETZ & BROTHER,
ROOM A, FIRST FLOOR,
CROCKER BUILDING.

C. C. BEMIS,
REAL ESTATE AND LAND AGENT,
324 MONTGOMERY ST.
FOR SALE.
Choice building lot on Army and 27th sts.; close to electric road.
$450—San Carlos Villa lot; 100x150 feet.
$6700—50x127:6 feet on Jackson st., overlooking the Presidio and bay.
$5500—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.

DESIRABLE BUILDING LOT, 125x37:6, ON Bay st., 2 blocks from broad-gauge depot, Alameda. 325½ Fourth st., city.

GREAT BARGAIN IN BUSINESS PROPerty; going to Klondike. Address J. L. COOKE, 1218 Eddy st.

$1800 WILL BUILD HOUSE OF 2 FLATS complete; will call. GEO. M. SALSBURY, Builder, 521 K st., Sunset District.

PROPERTY TO EXCHANGE.

NEW 4-ROOM COTTAGE, 5-ROOM COTTAGE, 7-room house; for good lots. THE McCARTHY CO., 646 Market st.

NICE 7-ROOM HOUSE, LOS ANGELES CITY, to exchange. Owner, 1105 Van Ness ave., S. F.

WANTED—SOME BUILDING LOTS IN city in exchange for cottage of 4 rooms and bath. Address E. B., box 38, this office.

WILL EXCHANGE SANTA ANA CITY property, 5⅓ acre, for span of good mules, harness and gasoline engine. M., box 105, Call.

FOR SALE, OR WILL EXCHANGE FOR IMproved city property—A beautiful family resort, grocery, bar and garden; lot 189x152; on line of Haywards and San Leandro Electric Railroad; 2-story building, 11 rooms; modern; hot and cold water; cozy summer-houses; warehouse and stable. For particulars address C. C., box 1, Call Office, Oakland.

$5 AN ACRE; 1280 ACRES TIMBER; GOOD for stock or fruit; plenty water. S., box 40, Call.

2526 MISSION ST.—BRANCH OFFICE OF THE CALL; subscriptions and want ads taken.

PROPERTY WANTED.

SMALL HOUSE AND LOT WANTED; CITY or near it. J. J. KERRIGAN, Parrott building.

DOGS FOR SALE.

DOGS—FOR SALE, SUPERB EXTRA LARGE male great Dane; age 18 months; price $50. Address HANFORD, 2101 Webster st.

PHYSICIANS.

DR. C. C. O'DONNELL, 1206 MARKET, RES 2864 25th st.; diseases of women a specialty.

CITY REAL ESTATE.

SHAINWALD, BUCKBEE & CO., REAL ESTATE AGENTS.
218-220 MONTGOMERY ST., MILLS BUILDING.
HOUSES RENTED.
$8000—Marine view lot; N. line Clay st., bet. Locust and Spruce; lot 34:4½x127:8¼ feet; or 4 lots at the same rate.
$4500—Sutter st., near Devisadero; lot 30:6x164:1 feet; note the depth of lot; street work all done and accepted; fine lot for front and rear flats.
$3750—Lot and new improvements; NW. cor. 25th and Kansas sts.; store and flat; rents $35; lot 25x100 feet.
$45,000—Renting for $4080 per annum; tenants pay water bill; fine corner, 137:6x137:6 feet, inside of Larkin st.; good improvements; must be sold on account of owner's departure; no reasonable offer will be refused.
$3600—Peel-st. boulevard lot; Fell st. bituminized; lot 25x100 feet.
$8500—Fifth ave., near California st.; lot 25x120 feet; cheap.
$1900 each—Hayes st., W. of Lott; 2 lots, 25x137:6 each; street work all done.
$5150—2 new handsome flats, close to Golden Gate Park panhandle; rents $648 per annum; will pay over 10 per cent net; lot 25x120 feet.
$1650—Business lot, N. line of 24th st., near Potrero ave.; 25x104 feet; cheap.
$6000—NE. cor. Clay st. and Central ave.; lot 35x100 feet.
$3000—Central ave., near Clay; lot 25x100 feet.
$21,000—Gough-st. business corner; good substantial improvements; rents $177 50 monthly; store and 5 flats; lot 50x75 feet.
$1100 to $1800—Fine building lots, near 18th and Church sts.; lots 25x100 and 28x100 feet.
$850—A snap; good substantial house of 6 rooms and bath; near Union and Octavia sts.; rents $12 monthly; must be sold this week.
$2000 each—Hayes st., east of Lott; 5 lots, 25x137:6 each; street bitumen.
$600, worth $900—Lake-st. lot, nr. Seventh ave.
$14,000—Business corner; inside Larkin st.; very good improvements; rents $140; stores, flats and dwelling house; lot 35:6x100.
$14,000—New marine view residence; 14 rooms, 2 baths; finished in mahogany, oak, birdseye maple, curly redwood; full particulars at office.
$8200—Worth $4000; a new modern 2-story house in Mission warm belt; contains 8 rooms and bath; nicely decorated; lot 25x75 feet; on electric line.
$8900—Market st., near Sixteenth; 15:10½x110 feet; less than $200 a front foot.
$735—California st., near Tenth ave.; 25x100 feet.
$3800—Cottage and double lot in Richmond, 50x120 feet; 2d ave., near Clement; mortgage of $1700 can remain.
$3100—Green st., N. side, near Devisadero; lot 34:4½x137:6.
$5600—2 good flats on Ridley st., near Scott; renting for $40 monthly; 5 and 6 rooms and bath; lot 25x117:6; offer wanted.
$6000—House; 11 rooms and bath; Gough st., near Fulton; lot 25:3x82:6.
$5500—Modern Western Addition home; cottage of 6 rooms and bath; lot 27x102:8¼; street bitumen; stone sidewalk; Sacramento st., near Scott.
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.

$300.
MISSION STREET $300
$25 CASH $25
$10 MONTHLY $10
Lots on Paris, Lisbon, Brazil and Persia aves.; 2 blocks from Mission-st. electric line; lots 25x100 feet; all ready to build on.
Tell conductor to let you off at Brazil ave.
Further particulars from
SHAINWALD, BUCKBEE & CO.,
218-220 Montgomery st.

COUNTRY REAL ESTATE.

A RISE IN WHEAT. A RISE IN WOOL. A RISE IN OTHER PRODUCTS
MEANS
A RISE IN LAND
BE WISE AND BUY BEFORE THE RISE.
Examine the following list of farm homes,
FRUIT, GRAIN AND GRAZING LANDS
Now offered at bed-rock prices; make up your mind that now is the time to buy and then call and see us. McAFEE BROTHERS,
108 Montgomery st., S. F., Cal.

ARE YOU SEEKING BARGAINS?
SEE THESE
And note carefully the many advantages. Surely we have solved the problem.
Profitable farming, cheap transportation, well-improved neighborhood, healthful climate and low prices.
In San Joaquin County, 20 miles from Stockton, we offer:
430 ACRES AT $15 PER ACRE,
470 ACRES AT $14 PER ACRE,
IRRIGATED LAND,
Under Stanislaus Canal, suitable for alfalfa, fruit, sugar-beets, grain, etc. Similar adjoining land has been sold at $60 per acre for wheat-growing.
McAFEE BROTHERS,
Real Estate Brokers and Financial Agents,
108 Montgomery st., San Francisco, Cal.

BY ORDER OF THE BANK OF WOODLAND, CAPAY VALLEY.
The earliest fruit section, well settled and only ninety miles from San Francisco by rail.
FRUIT AND GRAIN LAND.
88½ acres, near Winters, $17 50 per acre.
[illegible]050 acres, near Esparto, $20 per acre.
180½ acres, near Tancred, $20 per acre.
152½ acres, near Winters, $22 50 per acre.
151 acres, near Madison, $30 per acre.
320 acres, near Winters, $30 per acre.
161½ acres, near Capay, $40 per acre.
153¼ acres, near Capay, $45 per acre.
ALSO
1440 acres, near Swingles, $2 25 per acre.
480 acres, near Merritts, $16 50 per acre.
840 acres, near Dunnigan, $7 per acre.
240 acres, near Dunnigan, $11 per acre.
ALSO
1105 acres, near Willows, $27 50 per acre.
800 acres, near Anderson, Sacramento River bottom, $16 50 per acre.
GRAZING LAND.
529¾ acres, flanking Capay Valley, $4 per acre.
4520 acres, flanking Capay Valley, $2 75 per acre.
3768 acres, adjoining Capay Valley, $2 25 per acre.
2800 acres, adjoining Capay Valley, $3 50 per acre.
7920 acres, near Red Bluff, $2 per acre.
McAFEE BROS.,
108 Montgomery st., San Francisco, Cal.

ESTATE OF LELAND STANFORD, deceased.
BY ORDER OF
MRS. JANE L. STANFORD, executrix.
Copeland ranch, Tehama County, 2238 acres.
Shafer ranch, Tehama County, 240 acres.
Government ranch, Contra Costa, 2957.82 acres.
Cook & Felt Tracts, Santa Clara, 1252.84 acres.
McCoppin ranch, San Luis Obispo, 320 acres.
Stillman ranch, Redlands, 28½ acres.
McAFEE BROTHERS,
108 Montgomery st., San Francisco.

A MONEY-MAKING PROPERTY.
A VINEYARD OF AN ESTATE.
BROUGHT TO THE PAYING POINT.
Ready for an INTELLIGENT WINE-MAKER.
133 ACRES NEAR SONOMA, 40 MILES from San Francisco; 54,000 young, thrifty bearing vines, with a cottage home, wine-cellar and all other buildings necessary or convenient for wine-making and farming; a delightful home in a delightful climate and neighborhood.
For sale cheap, by order of the
UNION TRUST COMPANY.
AN EXCHANGE FOR CITY PROPERTY would be entertained.
Apply to McAFEE BROTHERS,
108 Montgomery st., San Francisco.

PRICE REDUCED FROM $13,000 TO $10,000; terms $1000 down, balance in annual installments; 105 acres bottom land; good house, stable, etc.; it will produce corn, sugar-beets and alfalfa without irrigation; situated within 1¼ miles of good town in Contra Costa County. Address
EDWIN K. ALSIP & CO.,
Mills building, San Francisco, or 1015 Fourth st., Sacramento.

PALO ALTO—A NEW ATTRACTIVE COTtage of 7 rooms for sale; bath; finished laundry in cellar; lot 150x200; barn; bearing orchard; four chicken houses, yards, etc.; or would sell 75x200 without chicken improvements. Address box 114, Palo Alto.

I MUST CLOSE OUT 280 ACRES OF CHOICE land, Tuolumne County; also 160 acres, Mariposa County; a bargain to buyer. Address A. BRUHNKE, 1714 Polk st.

$500 REWARD; FOR SALE IN LOTS TO suit, $40 to $50 per acre, 1200 acres of the best fruit land in the State, located 4 miles from Brentwood, on the Southern Pacific railroad; 4 miles from Antioch and 2 hours from San Francisco; freight to San Francisco 75c per ton; fare from Antioch to San Francisco, by steamer, 25c; land is level and needs no irrigation; climate, soil, water and location second to none in the State; if the above land is not worth as much for fruits as lands in Alameda, Santa Clara, Sonoma, Sacramento and Los Angeles counties, valued and selling for $150 per acre, I will pay the person producing such proofs $500; the growing trees, fruit of all kinds, vines, alfalfa and vegetables proving the capabilities of the soil; title perfect; terms reasonable; several small improved tracts near station for sale cheap; send for circular. JAMES O'HARA, Brentwood, Contra Costa County, Cal., owner.

$2000. 33 ACRES IN NAPA COUNTY, 1 mile from depot; several acres fruit; running creek; plenty of wood; good house, 8 rooms and cellar; large barn and a number of chicken-houses; horse, chickens and farm tools. GAMAN & LYON, 215 Kearny st.

$17 PER ACRE; 1200 ACRES; 700 ACRES valley wheat land, 500 mountain land; 10 acres vineyard; all fenced; good house, barn, etc.; San Francisco property taken part payment. N. A. BRITTON, Williams, Colusa Co., Cal.

LITTLE HOMES CLOSE TO TOWN; IMproved; easy terms; also 4 to 12-acre pieces on 8 and 10 years' credit. D. H. TWINING, Sonoma City; every Monday at 632 Market st., S. F.

COUNTRY REAL ESTATE—Continued

G. H. UMBSEN & CO.
DAVID BUSH, Manager Country Dept.
14 MONTGOMERY ST.
$5 PER ACRE: 600 ACRES ABOUT 3½ miles from Gonzales, Monterey County; the land is well fenced and well watered from springs; about 300 acres has been plowed; good stock and dairy ranch and a great bargain.
FOR RENT—500 ACRES NEAR NOVATO, Marin County, on Petaluma Creek; 250 acres in grain this year; good house, barn, dairy-house, windmill and tank; will sell lease of two years yet to run; rent is one-third of the crop; owner has to furnish sacks.

$5500. 80 ACRES ON SACRAMENTO River, at Castella, near Castle Crags; 7-room cottage, barn, etc.; 1½ acres alfalfa; small orchard; large water right; fine fishing and hunting; an ideal summer home or resort; magnificent timber; photographs at office.

$1200. 115 AC