CITY REAL ESTATE.

G. H. UMBSEN & CO.,
Real Estate Auctioneers,
14 Montgomery st.

A CHEAP LOT.
$800—Half a block from Geary st. cable road; 25x120.

CORNER BUSINESS LOT.
$2000—A good corner on Geary st.; 31:4¾x125; store and flats would pay a big interest.

A GOOD INVESTMENT IN RICHMOND.
$2000—Two flats of 4 rooms and bath each; 25x120; rents $192 per annum; near several lines of cars.

MUST BE SOLD TO CLOSE AN ESTATE.
$2500—Near Pacific and Powell sts.; 2 flats and lots.

COZY COTTAGE—WESTERN ADDITION.
$2900—Nice, cozy bay-window cottage of five rooms and bath; brick foundation, etc.; street accepted; stone sidewalks; nice location on Post st.; easy terms.

MISSION RESIDENCE CHEAP.
$3000—Nice 2-story bay-window residence of 7 rooms; brick foundation, etc.; 25x100; half a block from Mission st. electric cars.

HAIGHT STREET LOT.
$3100—25x120 to rear street; good location for fine flats.

HOME IN WESTERN ADDITION VERY CHEAP.
$3500—Steiner st.; a nice two-story bay-window residence of 7 rooms and bath; stone walks, brick foundation, etc.; street accepted; very nice location.

PACIFIC HEIGHTS LOTS.
$4000—Jackson st.; 40x127:8; a beautiful location; marine view; unobstructed.

BUSINESS CORNER ON PACIFIC STREET.
$4300—Double cottage of 6 and 5 rooms and bath each; rents $36; stores could be put underneath; good cellar; lot 45x60; both streets accepted.

BRODERICK STREET LOT.
$5800—A good lot for flats, very finely situated; 55:4½x100; sunny lot for 6 or 4 elegant flats.

MUST BE SOLD—THREE MODERN FLATS.
$7000—Three nice flats of 6, 5 and 4 rooms, bath, laundry, etc., each; rents $800 per annum; 25x87:6; Post st.; no reasonable offer refused.

A SPLENDID INVESTMENT CHEAP.
$7000—Offered very cheap on account of threatened foreclosure of mortgage; an elegant, nearly new 2-story, attic and basement residence of 16 rooms and bath, etc.

NINTH STREET BUSINESS PROPERTY.
$8000—Three-story building in store and two flats; rents $56; only a block from Market st.

A SPLENDID INVESTMENT CORNER.
$15,000—To close an estate; 3-story building; store and concrete basement and 2 upper floors, and 2 2-story and basement bay-window houses; lot 58x74; corner on two prominent streets north of Market st.

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.

THIS IS A SNAP.
$9000—Corner Investment on Folsom st., and within 3 blocks of Kearny, Market and Third sts.; 3 substantial modern flats of 7, 7 and 6 rooms and bath each, which cost $15,000 to build; rents $81 per month; 25x100; owner lives in England, and has given positive orders to sell. G. H. UMBSEN & CO., 14 Montgomery.

SPEAKING OF A HOME—
We will tell you of something that will cost you virtually nothing. This is particularly addressed to rent-payers and we ask you if you aren't really doing a foolish thing to be continually paying rent when that same rent money will give you a well-built, cozy and conveniently situated home? Stop a moment and think how much better you will fare in the end if you take the same rent money you are now throwing away and apply it to something more substantial than a bunch of rent receipts. At your first leisure hour go out to the Heyman tract and see the six new houses we've just built—three of which we have just sold. We'll show you the three others and convince you of the advantages over the rent-paying plan. To see property and cottages take Mission-st. cars, transfer to Twenty-second, to Hoffman ave. and ask for JAMES COTTER, resident agent, who will show you around. JACOB HEYMAN, 11 Montgomery st., will give all particulars.

ONE block of level land, as a whole or in lots; 1 block from electric road; suitable for chicken ranch or dairy; at a bargain; $10 monthly. JACOB HEYMAN, 11 Montgomery st.

$100—LOTS in Sunset District, Golden Gate Park, on $5 monthly payments. JACOB HEYMAN, 11 Montgomery st.

ELEGANT corner; Twenty-third and Noe sts.; 26:6x100; 1 block from 2 car lines; suitable for flats; all street work done; monthly payments. JACOB HEYMAN, 11 Montgomery st.

$350 EACH; 3 lots fronting on Cortland ave.; street work done; cars 2 blocks distant; $10 monthly payments. JACOB HEYMAN, 11 Montgomery st.

$13 35 MONTH will buy a neat new 4-room-and-bath cottage, with level lot; only $50 down; electric cars close by. JACOB HEYMAN, 11 Montgomery st.

$150 EACH; $5 monthly for building lots fronting San Mateo electric cars. JACOB HEYMAN, 11 Montgomery st.

25x120—CORNER Twelfth ave. and K st., Golden Gate Park; cheap. JACOB HEYMAN, 11 Montgomery st.

JOHN PFORR, removed to 403 Pine st., opposite Nevada Bank, will sell at:
$4250 for a splendid house and lot 25x110; Golden Gate Park, near Baker st.
$17,000—Mission st., near Sixteenth; a splendid property; lot 62:6x105, all covered with improvements.
IN THE HEART OF TOWN.
$42,500—Taylor st., near Market; large lot; well improved; stores and flats.
IMPROVING NEIGHBORHOOD.
$32,500—Eddy st., near Market; centrally located; store and flats.
HAS A GREAT FUTURE.
$25,500—A very prominent corner lot, 65x100; well improved; paying 8 per cent.
BETTER THAN MONEY IN THE BANK.
$16,000—Rent $160; a 2-corner house of 42 rooms and 6 baths.
$3100—Rent $27; 2½-story double flat on Tenth st., of 6 and 8 rooms each; lot 23x100.
$5750—Rent $60; 4 flats on Geary st.; lot 28x125.
$5800—Rent $47; store and 2 flats; Geary st.
$2400—Rent $25; a double flat; 5 rooms below and 6 rooms upstairs.
$30,000—Rent $260; stores and flats; never vacant.
$14,500 will buy a McAllister-st. property; 2 stores and 2 flats; 3 blocks from City Hall.
A SNAP.
$1000 cash, balance on mortgage, will buy a lot 28x100, with a 2-story house and stable, three blocks from new City Hall.
UNIMPROVED.
$1600—Lot 24x100, on Seventeenth st., near Folsom.
Two lots, 33x100 each, near Twenty-fourth st. and Potrero ave., at a low price.
$3100—Fine corner lot on Fillmore st.

AN elegant home, Vallejo st.; lot 60x137:6; 11 rooms, finely finished; electric bells, bath; all modern conveniences; stable; nice grounds; beautiful marine view; price $18,000.
Richmond cottage, 6 rooms, $3000; well built, modern home, with electric bells, nice porcelain bath, telephone; lot 25x120; one of the best bargains we have; terms easy.
Park Panhandle property; nearly new 5 and 6 room flats; all modern improvements; good tenants in both flats; will sell cheap.
THE REYNOLDS CO.,
403 Examiner building.

HERE'S YOUR CHANCE
CHEAPEST FLATS
IN SAN FRANCISCO
IF YOU WANT
A BARGAIN
THIS WILL PLEASE YOU
Only $3000—Nice modern, well-built flats only four years old; contain 5 and 6 rooms; bath; brick foundation, etc.; building alone cost $3750; nicely bituminized street, stone walks and in a fine location.
A BIG BARGAIN
PAYS BIG INTEREST
A SNAP—SEE THEM
THINK OF IT—ONLY $3000
HERMAN MURPHY, 628 Market st.

PAYS FOURTEEN (14) PER CENT.
Four flats on good street; south of Market st.; in A1 condition; price $4750.

PAYS ONE PER CENT.
Fine flats, not far from Market st.; street bituminized; steady tenants; price $3200.
Send for our list of cheap lots in all parts of the city; we build to order on easy terms.
McAFEE BROTHERS,
108 Montgomery st., San Francisco, Cal.

ROBERT J. MERCER & SON,
412 Pine st., near Montgomery.
BARGAINS.
$8750—Sacrifice; corner Ridley and Stevenson sts.; both streets accepted; large lot, 37:6x80, with 6 modern flats; rents $96; make offer.
$5000—Very cheap; Harriet st., near Harrison; 4 flats; rents now $46; good condition.
$2900—Just reduced; very cheap; Natoma st., near Sixth; 2 houses; rents $38 per month.

HOME; 8 rooms and bath; north side Pine st.; cheap for cash or trade for Berkeley residence. Owner, FRED H. DAKIN, 104 Sutter st. San Francisco.

$1350—229 DIAMOND st., bet. 19th and 20th, neat cottage, 4 large rooms; lot 27:6x100 feet. CHARLES C. FISHER, 624 Market st.

$350—240x200; BLOCK 183, Abbey Homestead Association, San Mateo County. CHARLES C. FISHER, 624 Market st.

HOUSE and lot for sale; lot 25x80; house 5 rooms. 21 Morris ave.

6 NEW elegant 2-story houses; grand marine view; 7 and 8 rooms, basements; $3600 and $3800; lots 27:6x110; cash or installments; on Leavenworth, near Lombard st.

COME to-day and see a new 4-room cottage, nice lot, to exchange or to sell on easy terms. J. D. MORELAND, 116 Congo st., Sunnyside, or write.

CITY RE L ESTATE.

MADISON & BURKE, Real Estate Agents. Established 1868. 639 Market st.

Must sell to close estate; an elegant inside property on Pine st., between Larkin and Polk; 25x137:6; 2 buildings; only $5500 asked.

$7500—McAllister st., near Fillmore; 2 large flats; paying good income; lot 25x100.

$5200—Rents $540; Rausch st., near Seventh and Howard; 25x112.

$8000—Washington st., near Webster; 9 rooms and bath; lot 28x128.

Must be sold—2 fine flats on Hayes st., near Buchanan; lot 27:6x120 to rear street; rents very low; $55; only $7250; make offer.

$7000—Rents $960 per year; Pacific-st. corner, near Powell; 50x68:9.

$4000—Fifth st., near Harrison; 25x100 to rear street; 2 houses.

$4500—Bush st., near Devisadero; 7 rooms and bath; lot 23x137:6.

Geary st., corner Broderick; elegant corner store and flats; paying good income; lot 25x92.

$2900—Twenty-fifth, near Sanchez; 6 rooms and bath; 24:3x114.

$3500—Rents $36 per month; Clementina st., near Third; lot 25x80.

$2500—Shipley st., near Fourth; large house; lot 25x75.

$3000—Cottage and lot; 21st st., near Castro; 5 rooms and bath; 25x114.

$1400—Cottage and lot; Duncan st., near Church; 4 rooms and stable; lot 25x114.

$4000—Webster st., near McAllister; 6 rooms and bath and rear house; lot 25x84:6.

$3500—Two cottages; Chattanooga st., near 23d; 32:6x117:6.

UNIMPROVED PROPERTY.
Corner on Haight and Octavia sts., one block off Market; 37:6x100; offered low; one-half purchase can remain at 6 per cent.
Corner; only $2250; California and Locust sts.; 37:6x107:7.
Near corner Leavenworth and Sacramento; 37:6x78:11; elegant location for flats; $2500.
50 vara; Buchanan, corner of Chestnut; $6000.
$3000—Corner Lombard and Octavia; 46:6x100.
$3500—Bryant, near Twenty-fifth; 52x100.
$2750—Clay st., near Spruce; 27:6x127:8.
$1750—Union st., near Webster; 25x100.
$1500—Turk st., cor. Central ave.; 27:6x110.
$1250—Sixteenth st., near Castro; 25x100.
$1000—7th ave., near J st.; 25x120.
$1000—York st., near 22d; lot 25x100.
California, near Second ave; 25x100; only $800.
$800—Valparaiso, nr. Filbert & Mason; 23x60.
MADISON & BURKE, 626 Market st.

VON RHEIN & CO., Real Estate Agents and Auctioneers,
Repairs and enlargements of our regular salesrooms are now finished and we have returned from temporary offices on Market st. to our regular quarters, 513 California st.
IMPROVED.
$12,000—Corner Leavenworth and Greenwich; 137:6x137:6; with house.
$40,000—Market and Page; 55x120 to Rose ave.
$10,500—Cor. Dupont and Francisco; 45:10x68:8.
$15,000—Hayes, nr. Franklin; 27:6x120 to Linden ave.
$8000—Golden Gate ave., nr. Scott; 27:6x110; 2 flats, 13 rooms; rent $57.
$6250—Broadway, nr. Kearny; 20x77:6.
$5500—Pacific, nr. Polk; 25x100; stores and flats.
$5500—Cor. Bryant and Zoe; 35x97:6.
$5000—Page, nr. Pierce; 25x137:6; cottage, 6 rooms and bath.
$4500—Lombard, nr. Hyde; 57:6x137:6; house of 10 rooms and bath; marine view.
$4200—Shotwell, nr. 24th; 25x122:6; 2 flats.
$4000—Mason, nr. Green; 30x69; 3-story house; 11 rooms and bath.
$2500—3d ave., nr. Clement st.; 25x120; cottage.
$1400—Valparaiso, nr. Mason; 23x60; improved.
$5000—Webster, nr. Fulton; 25x84:6.
$1700—Bernard, nr. Jones; 23x60; cottage and stable.
UNIMPROVED.
$2500—Steiner, nr. Oak; 25x100.
$1400—Filbert, nr. Varennes; 17:6x57:6; cheap.
$1200—Fair Oaks, nr. 26th; 25x125.
Scott, nr. Washington; 25x115.
17th and Capp; 32:6x110.
25x120; Boyce and Rose ave.; 3 lots.
25x85; 13th, nr. Stevenson; 2 lots.
25x100; Valencia, bet. 13th and 14th; 4 lots.
$1100—Lombard and Pierce; 22:11x90.

$2675—ONE cottage, 5 rooms and attic; easy terms; Liberty st., near Castro; open Sundays. J. ANDERSON, builder.

COTTAGE for sale. 1909 Broderick st.

A—50-page illustrated catalogue with map free at A. M. SPECK & CO., 602 Market st.

C. C. BEMIS,
REAL ESTATE AND LAND AGENT,
324 MONTGOMERY ST.
FOR SALE.
Choice building lot on Army and Twenty-seventh sts.; close to electric road.
$5000—Good corner for store; must be sold; lot 52:4x60 feet.
$6700—50x127:6 feet on Jackson st., overlooking the Presidio and bay.
50-vara on Page st.; panhandle of park.
$800—Choice building lots north of park.
Bargain—Southwest corner Fifth ave. and C st.; 109x95 feet.

SOL GETZ & BROTHER,
ROOM A, First Floor,
Crocker Building.
HEADQUARTERS FOR PARK LOTS!
EXPERT JUDGES BUY PROPERTY NOW!
BARGAINS NOW! PROFITS LATER!
$100, $150 to $250; level building lots near Mission street electric cars; only $5 monthly.
SOL GETZ & BROTHER.

SUNSET HEIGHTS LOTS!
$400, $450 to $850; officially graded; superb view; $25 down, $10 monthly.
SOL GETZ & BROTHER

$400, $450 TO $750; choicest Richmond building lots; street graded and sewered; $25 down, $10 monthly. SOL GETZ & BROTHER.
Call for Maps and Diagrams.
SOL GETZ & BROTHER,
Room A, Crocker building.

NINTH, 167—Branch office of The Call; subscriptions and want ads taken.

PROPERTY TO EXCHANGE.

HOME wanted; 8 to 10 rooms, near university, Berkeley; value from $4000 to $6000; will exchange San Francisco, San Rafael, Winters or country property for suitable place without incumbrances. Owner, FRED H. DAKIN, 104 Sutter st., San Francisco.

FINE farm, suitable for stock, dairy or hay; 955 acres; United States patent; improvements good condition; plow and meadow land; will trade for San Francisco or Berkeley real estate. Owner, FRED H. DAKIN, 104 Sutter st., San Francisco.

GILT-EDGE city income property for cash, or what have you? Principals only. Owner, box 4468, Call office.

WANTED—Orchard or vineyard, about 20 or 30 acres; give particulars; no agents. Address 4474, Call office.

TO exchange—Houses and lots for ranches. J. H. EDSON, 1209 Broadway, Oakland.

MONEY TO LOAN.

LOANS on furniture or pianos in S. F., Oakland or Alameda, at lowest rates, without removal; no commissions; no delays. J. NOONAN, 1017 to 1023 Mission, above Sixth; tel. South 14.

$5 UP to any amount on indorsed paper, pianos, furniture or jewelry; all business strictly confidential; private offices. M. E. DOUGAN & CO., 230 Kearny st., upstairs.

ANY amount at 6½ per cent on real estate; 2d and 3d mortgages, estates, real estate in probate, furniture without removal. R. McCOLGAN, 24 Montgomery st., room 3.

OAKLAND loans on real estate secured promptly; reasonable interest and moderate expenses. HUGH M. CAMERON, Real Estate Broker, 479 Ninth st., Oakland.

HIGHLY respectable and private place to obtain liberal advances on diamonds and jewelry at the lowest rates. Baldwin Jewelry Store, 948 Market st.; tel. Green 204.

ON furniture, pianos, city or Oakland; no removal; low rates; no commission; $25 up; private party. BONNELLI, 120 Powell st.

$100,000 TO loan on income city property; $10,000 on furniture. G. W. OWEN, 1405 Call bldg.

REAL estate, furniture or pianos, any amount; lowest rates. Becker & Co., 328 Montgomery.

ANY sum, 1st or 2d mortgages, estates in probate, etc. Room 7, 508 California st.

$50 TO $50,000; lowest rates; 1st and 2d mortg.; any proposition. Dryden, 413 Montgomery st.

CITY and country; any sum; 1st and 2d mortgages, estates, etc. MURPHY, 628 Market st.

ON pianos, furniture; no removal; lowest rates; no com.; private. 116 McAllister st.

A WEEK'S news for 5 cents—The Weekly Call, in wrapper, for mailing.

MONEY WANTED.

$1500 WANTED—Mortgage on Berkeley lots and 200 acres land; good security and will pay 8 per cent interest in advance. Address R., box 114, Call office.

WANTED—$300; big interest; good security. Box 4472, Call office.

FINANCIAL.

LOANS on real estate, bonds, etc.; lowest rates. McAFEE BROS, 108 Montgomery st.

PAWNBROKERS.

BE wise and borrow from the Cut Rate Loan Office, 22 Mason st., bet. Market and Eddy.

CITY REAL ESTATE.

BALDWIN & HOWELL,
REAL ESTATE AGENTS.
McALLISTER-ST. BUSINESS PROPERTY.
Must be sold by June 1.
$13,000—Fine 3-story building; store and flats; extra large lot, 55x137:6; only partially improved, and rents $105; mortgage $10,500.

$1800—Eighteenth st., near Church; lot 25x100; good 4-room cottage and bath.

$100 CASH, BALANCE $15 MONTHLY.
$1500—Nice cottage on Diamond st., close to Castro and Chenery; contains 5 rooms and bath.

$6800—Broderick st., near California; 2 modern flats of 6 and 7 rooms, bath, etc.; rent $62 50; lot 27:6x85.

$4250—A fine new residence of 8 rooms and bath, just completed; all modern improvements; latest plumbing; lot 25x100; in select neighborhood; Park Panhandle district; 117 Beulah st., near Shrader.

$8000—Folsom st., near Eighth; large lot, 50x90, with 2-story house of 10 rooms; portion of lot vacant.

$6500—Rents $780 per annum; new, handsome flats, on best portion of Hayes st.; short walk from Market st.; large lot.

$4800—Offer wanted; rent $47; Pine st., near Franklin; 2 flats of 4 and 5 rooms and bath each; also cottage on rear street; lot has two frontages.

$25,000—Golden Gate ave.; corner of prominent street; large lot, 40x90; improvements consist of flats and 2 stores; rents $177 50.

$8250—Hayes st. near Fillmore; handsome flats of 6, 7 and 7 rooms and bath each; lot 27:6x137:6; rent $75.

$3000—Tehama st., near Eighth; 2-story frame building, containing 8 rooms; also 2-story house of 8 rooms in rear; rent $35; lot 26x75.

BALDWIN & HOWELL,
10 Montgomery st.

A SELECTED LIST OF CHEAP LOTS.
$250 and upward—Nice level lots on Twenty-sixth ave., close to Clement st.; electric cars on Clement st.; $50 cash, balance $10 monthly.
Another Bargain—$2550; corner Hayes and Clayton sts.; 25x106; must be sold to close an estate.
Only $700—Douglass st., near Elizabeth; street graded, sewered and macadamized; 25x125; easy terms.
$2750—Price reduced; Fulton st., bet. Webster and Fillmore; 25x137:6; nice neighborhood; a good location for flats.
$1600—Cole st., bet. Frederick and Waller; 25x100; street accepted; stone walks; only $300 cash required.
$2350—Baker st., bet. Oak and Page; overlooking entrance to the Park Panhandle; very sightly building lot.
$1000—Noe st., bet. Twenty-third and Twenty-fourth; 25x100.
$1000—Third ave., bet. Clement and California sts.; best residence lots in Richmond; 25x120 each; easy terms; $50 cash, $10 monthly.
$1400—Frederick st., near Cole; sunny side; lots on grade; growing locality; 25x100; only $250 cash required.
$850 each—Two lots on California st., bet. Eleventh and Twelfth aves.; 25x100 each.
$1000—A bargain; Jackson st., near Cherry; 25x120; easy terms; street work done.
$1500—Walnut st., near Sacramento; lot 32:7⅛x87:6; small cash payment; street bituminized.
$2000—Van Ness ave., near Francisco st.; 25x100; street bituminized.
$1250—Carl st., bet. Willard and Stanyan; 25x137:6.

BALDWIN & HOWELL,
10 Montgomery st.

$16,000 TO LOAN AT 6 PER CENT.
Must be good San Francisco property.
BALDWIN & HOWELL,
10 Montgomery st.

COUNTRY REAL ESTATE.

A—HIGHLY improved vineyard property near Calistoga; 100 acres for $11,700; would consider exchange for one-half, balance cash. McAFEE BROTHERS.

A FINELY improved ranch; 600 acres near Concord; 25 acres bearing orchard, 10 acres vines, 200 acres grain; only $16,000; will exchange for one-half value; city property. McAFEE BROTHERS.

A—180 ACRES near Cottonwood, Tehama County; 18 acres in vineyard; 8 acres in orchard, balance hay and pasture land; well improved; price $6500. McAFEE BROTHERS.

A MOUNTAIN retreat—An improved fruit and stock ranch near Grass Valley; in mining district; 220 acres; only $5000. McAFEE BROS.

A—PAYS $5000 net per year; a splendid investment; finely improved ranch property in Alameda County; price $150,000; would consider exchange for city business property. McAFEE BROTHERS.

A VINEYARD and Suburban Home!
With a good income; 50 acres, nearly all in full-bearing vines; half a mile from Warm Springs, Alameda County; improvements first class; price only $11,000. McAFEE BROS.

HANDSOME country hotel; new; 2-story brick building in a thriving town on the railroad; 2 lots, each 60x110 feet; hotel covers one lot; building cost over $12,000; price $8500; half in cash, balance on terms to suit; a live hotel man can make money from the start.
Wanted—A ranch for $1000 to $1500 cash.
Wanted—Country lands for listing in our 16-page paper of 10,000 copies; first publication.
If you have a ranch to sell or exchange list it with us for our 16-page paper; circulation 10,000 copies for June; to advertise is to sell.
Another snap; ranch; 30 acres; $600; finest orange, lemon or alfalfa land; house 4 rooms; good large barn; plenty of water for irrigation; one mile from railroad town.
THE REYNOLDS CO., 403 Examiner bldg.

10-ACRE tracts of fine vineyard land; only $5 per acre; near Auburn, Placer County; $5 down and $5 monthly; a big snap. JACOB HEYMAN, 11 Montgomery st.

MODERN cottage in Berkeley for exchange for country property; near Auburn preferred. Address box 7555, Call office.

TO LEASE—Dairy and fruit ranch; milk route; 25 cows; 70 acres; adjoining Vallejo; good opening for industrious family man with some money. Address at once box 4534, Call.

THE best general ranch in California; 455 acres; two-thirds alfalfa land, balance good hay land; improvements cost $13,000; a snap to the right parties. CLARK & CO., 224 Montgomery st.

WRITE for list; good land, $10 and $20 an acre. M. GRIFFIN, Cottonwood, Shasta Co., Cal.

CHEAPEST and best in America—The Weekly Call. Sent to any address in the United States, postpaid, for $1 50 a year.

PROPERTY WANTED.

WANTED—Improved real estate suitable for saloon; must be a bargain; from $7000 to $12,000; state full particulars. Address "Cash," box 4477, Call office.

MODERN residence wanted; 7 to 10 rooms; north or west side of street on Pacific or Presidio Heights; cost not to exceed $8000; state price and details. Address box 4659, Call.

WANTED—A country home for a paying liquor business. SPECK & CO., 602 Market st.

ATTORNEYS AT LAW.

ADVICE free on all legal matters. T. F. STACK, 14 McAllister st., room 64.

ADVICE free; no charge unless successful. W. W. DAVIDSON, 927 Market st.

SEWING MACHINES.

$2 MONTHLY—Rented, repaired, bought, sold; machine supplies. 145 Sixth; phone Mint 45.

ALL kinds bought, sold, exchanged, rented; repairing, lowest rates. 205 Fourth st.

PROPOSALS.

NOTICE TO CONTRACTORS—Pursuant to an order of the Board of Trustees of the State Normal School of San Diego, California, notice is hereby given that sealed proposals will be received by said board until 10 o'clock a. m. of June 24, 1898, for furnishing the materials and performing the labor necessary for the erection and completion of the central portion of the San Diego State Normal School building.
Separate proposals will be received and separate contracts made for furnishing the materials and performing the labor necessary for each of the following parts of said building, to wit: 1, For the masonry work, including all brick, concrete and cement work and all necessary excavations and filling; 2, for the iron work; 3, for the carpenter, plastering, electric and glazing work; 4, for the plumbing and gas-fitting work; 5, for the tinning and galvanized iron work; 6, for painting and varnishing.
No proposal will be considered unless accompanied with a bond of such proposer, equal to 10 per cent of his proposal, with at least two good and sufficient sureties, conditioned that if his proposal shall be accepted he will duly enter into a proper contract.
Each proposal must be made on blanks furnished for that purpose, and, together with the above-mentioned bond, inclosed in a sealed envelope, addressed to the Trustees State Normal School of San Diego, with an indorsement thereon showing what portion of the building is covered by the inclosed proposal, and delivered to the Merchants' National Bank of San Diego, California, before 10 o'clock a. m. of June 24, 1898.
Said proposals will be publicly opened and contracts based thereon will be made on June 24, 1898, at 10 o'clock a. m., at room 35, Fisher Opera-house block, in San Diego, California.
The contractors to whom contracts are awarded will be required to file with said board a good and sufficient bond to the amount of 25 per cent of the contract price for the faithful and proper performance of his contract.
The plans and specifications of said building can be seen during business hours at the office of Hebbard & Gill, architects, Grant building, San Diego, California.
The Board of Trustees reserves the right to reject any or all proposals made.
State Normal School of San Diego, California.
By W. R. GUY, President Board Trustees.
Attest: ROBERT C. JONES, Secretary.

OAKLAND ADVERTISEMENTS.

OFFICE—908 BROADWAY.

OAKLAND REAL ESTATE.

FRUITVALE; 2 lots, 57x120, at a sacrifice; $500. C. K. KING, 902 Broadway, Oakland, Cal.

20 ACRES, finest in Sonoma County; 10 in fruit bearing, 3½ grapes, 6½ grain; all fine condition; horse, cow, 100 chickens; $2500. C. K. KING, 902 Broadway, Oakland.

640 ACRES; stock ranch; San Luis Obispo County; lots wood; trade for Oakland house. C. K. KING, 902 Broadway, Oakland.

LOTS $75; $5 cash, $5 monthly; build your home or we will build for you; payment as rent; $20 cash, $5 monthly; about ¾ acre; romantic spot for a cozy home; trees, shrubbery, etc.; soil and climate the best; Galindo Tract, East Oakland; streets all graded and macadamized; city water and sewer; 2 electric car lines and fine schoolhouse; nice homes surrounding and building up rapidly; price $500; a liberal discount for cash. Call or send for circular. 455 Seventh st., corner Broadway, Oakland. H. Z. JONES Owner.

$3750—THE best bargain in all Oakland; a new, all modern, two-story residence of 8 rooms; porcelain bath; high basement with partly cemented floor; wired for electric lighting; also for electric gas lighting; call bells; speaking tubes, etc.; well located on Grove st., and only three blocks to Broadway and local trains; now rented $30 month. Apply to ALDEN-GARFIELD CO., 902 Broadway, Oakland.

A—$5 MONTHLY will buy a neat 3-room cottage, running water, lot 50x125, in the Alvin Tract, near Elmhurst; only 45 minutes from San Francisco; price $450; local trains stop hourly at the property. JACOB HEYMAN, 11 Montgomery st.

6-ROOM house; mortgage $1500; $300 above mortgage takes place; don't fail to see it. E. E. BUNCE, 908 Broadway, Oakland.

FOR SALE—
Offer wanted; house 1224 Linden st., 8 rooms, nice lot; neighborhood No. 1.
A new Colonial 7-room house, Second ave. and East Fifteenth st., and will be sold 30 per cent less than cost.
A new and modern 9-room house, East Twenty-eighth st. and Eleventh ave., East Oakland; no substantial offer refused for this property.
The above properties are newest, best and cheapest homes ever offered for sale in this city and must be sold without reserve.
Call and see them or will send full description upon application.
J. S. MYERS, 1002 Broadway, Oakland.

RAILROAD hotel, furnished; sell, lease, cheap; see it at once. E. E. BUNCE, 908 Broadway, Oakland.

FOR sale or exchange for San Francisco cottage, house and lot centrally located. Address 962 Third st., Oakland.

OAKLAND HOUSES TO LET.

HANDSOME modern cottage for sale in Fruitvale, Oakland, 5 rooms and lot 98:2-3x150, with flowers and fruit galore; street sewered; price to be fixed by buyer; owner is East and must have money; $400 all that is required at present; this is a rare opportunity. WM. M. DeWOLF, 1058 Broadway, Oakland.

HOUSES TO LET IN OAKLAND.
Corner cottage, 5 rooms.....$17
Lower sunny flat, 5 rooms.....12
Upper modern flat, 6 rooms.....14
2-story neat 6-room house.....18
Choice sunny 8-room house.....22
10-room residence, fine.....50
These and many more, both larger and smaller. WM. M. DEWOLF, 1058 Broadway.

FOURTH ave., 1211, East Oakland—8-room house, handsomely furnished, piano; orchard, stable, chicken house, gardens; rent $25; take Haywards car at Broadway Station; pass door.

OAKLAND FURNISHED HOUSES.

FOR rent for 3 months, nicely furnished 9-room house, Linda Vista Terrace, Oakland; good terms to right party. Address B. S. H., 325 Sansome st., San Francisco.

FURNISHED cottage, 6 rooms; large grounds; flowers, fruit; barn; in Fruitvale. Address C. G. JASPER, Fruitvale, P. O.

CHESTNUT, 2023—New 6-room cottage; neatly furnished; piano; $30.

OAKLAND HOTELS.

FURNISHED and unfurnished housekeeping rooms, single and double rooms, $1 to $3; suites, $2 50 to $3; transients solicited. Oriental Hotel, 864 Washington, ½ block from station.

HOTEL WILSON, newly furnished and renovated; under new management; entire satisfaction guaranteed; American and European plan; the table is a special feature; meals 15c up; special rates week or mo. W. H. Buehler & Co., Props., 1165 Washington. Tel. Main 163.

OAKLAND ROOMS.

SUNNY alcove suite, with or without board; reasonable. 260 East Sixteenth st.

UNFURNISHED rms. to rent Abrahamson bdg, SE. cor. 13th & Wash. Abrahamson Bros.

OAKLAND ROOMS AND BOARD.

SUITE of pleasant sunny rooms; running water; fireplaces; excellent board. MRS. E. W. MERILL, 1427 Franklin st., Oakland.

FINE sunny suite; also sunny single room; vacant June 1. THE LORNE, 562 Eighth st.

OAKLAND FURNITURE FOR SALE.

FURNITURE and household goods this week. SCHELLHAAS' old store, 408 Eleventh st.

FRUITVALE REAL ESTATE.

$1000 WILL buy a house of 7 rooms, fine well, windmill and tank, flowers and shrubbery; lot 50x115; all fenced; easy terms if desired. H. A. PLEITNER, Fruitvale Station.

$13000—House of 5 rooms and bath, barn, chicken houses, fruit trees; lot 100x105; all fenced; 3 blocks from Fruitvale Station. H. A. PLEITNER, Fruitvale Station.

$2050—$150 cash, balance monthy installments as rent; elegant 2-story house of 6 rooms and bath, in excellent condition; barn, choice fruit trees in bearing; lot 50x150; all fenced; opportunity worth investigating. H. A. PLEITNER, Fruitvale Station.

FOR EXCHANGE—
$2500—New modern house of 5 rooms and bath; reception hall; lot 50x125; all fenced; street work and sewerage all done; located in the best part of Fruitvale; unincumbered. For particulars see H. A. PLEITNER, Fruitvale, Station, East Oakland.

ALAMEDA ADVERTISEMENTS.

ALAMEDA REAL ESTATE.

SPECIAL NOTICE.
FIRST COME, FIRST SERVED.
JUST LIKE PAYING RENT.
$1200, $1700, $1800, $2200, $2600, $3000.
The above are lovely cottages, which have been thrown on the market for non-payment of installments, and they are now offered at a great sacrifice to close accounts. They contain 4, 5, 6 and 7 rooms, and are finished up to date; almost new, and located near schools and stations.
We are going to weed them out, and invite inspection. MARCUSE & REMMEL, Bay-st. station, Alameda, and 628 Market st., San Francisco. Open Sundays and holidays.

SNAP—New house and bath; lot 50x150; good location; 5 minutes' walk from station. Apply to owner, 1612 Chapin st.

ALAMEDA ROOMS AND BOARD.

FURNISHED rooms and board near beach. 1324 Clinton ave., Alameda.

ALAMEDA FURNISHED HOUSES.

CLINTON ave., 1904, Chestnut st. station, on bay shore—Nicely furnished house, 7 rooms and bath; boating, bathing; for 2 or 3 months. BURNHAM & MARSH CO., 628 Market st.

ALAMEDA HOUSES.

TWO-STORY house to let. 421 Taylor ave., Alameda; rent $13; large grounds.

BERKELEY HOUSES.

BEST, healthiest place on this coast; very cheap to the right party; house, stable and garden, in East Berkeley. Apply at Call.

BERKELEY FURNISHED HOUSES.

VINE st., 2325, Berryman Station—Fine modern res., furn.; extensive grounds; marine view.

BERKELEY ROOMS AND BOARDING.

BANCROFT, 2247, Berkeley—Sunny, well-furnished rooms with board; fine view; five minutes to Berkeley station.

STORAGE.

FURNITURE, trunks, etc. Golden West Storage warehouse, 840 Mission st.; tel. Mint 1821.

PIERCE-RUDOLPH Storage and Moving Co.; office, Tenth and Market; telephone South 166.

FOR lawest rates go to LOUIS J. NEUMAN, 121 Sixth st.; open evenings.

TYPEWRITERS.

ALL typewriters sold and rented; few partly used for sale cheap; send for samples and prices. ALEXANDER & CO., 110 Montgomery.

YOST, good order, $25; send for sample work. SCOTT & BANNAN, 333 Montgomery st.

PHYSICIANS.

DR. C. C. O'DONNELL, office and residence, 1206 Market; diseases of women a specialty.

HOUSES TO LET.

A—$20—SNAP; 7 room and bath house; nice yard; Leavenworth st. SPECK & CO., 602 Market st.

ALL OVER TOWN—
You see houses to rent by BALDWIN & HOWELL, 10 Montgomery st.

ELEGANT 8-room houses; Sixth ave., bet. California and Lake sts.; prices will surprise you. MARCUSE & REMMEL, 628 Market st.

PANHANDLE district, new house, 7 rooms; 403 Clayton st.; rent $30; water free.

SACRAMENTO st., 1630—North side, east of Polk; sun all day; new, clean and pretty; ingrain paper; new chandeliers; marble and tile lavatory; art windows; mahogany and oak mantels; new cedar closets with mirrors in doors; porcelain bath tub with marble washstand; servant's room, laundry, etc. in basement; postoffice and cross lines cable cars at door; key on premises 1 p. m. to-day.

SUNNY house, 6 rooms, bath, in good condition; rent $18. 2828 Pine st.

TURK, 524, rear, near Larkin—Modern sunny 6 room house; bath; gas; $18 with water.

VALENCIA, 705—Upper part of house, 5 rooms and bath; rent cheap.

$8—HOUSE 5 rooms; best condition; healthy place. 1555 Kearny st., near Greenwich.

$9—6-ROOM house, newly renovated; large yard; water free. 3348 Folsom st.

$10—HOUSE of 3 rooms, with large basement and yard. 140 Rose ave.

$25—SUNNY house, 7 rooms, bath and laundry; yards for flowers. DEMPSTER, 36 Glen Park ave., off Twelfth st.

$26—15 Oak st., near Market; 8 rooms and bath; modern conveniences.

COTTAGES TO LET.

ARMY, 3628A—Sunny cottage, 5 rooms, basement; rent $8; rear cottage.

BAY-WINDOW cottage of 5 rooms and bath. 914 Alabama st., near Twenty-first.

COTTAGE, 5 rooms and bath; basement; modern. 520 Oak st.

COTTAGE; 5 rooms and bath; large basement; large lot with stable. 107 Twenty-ninth st.

COTTAGE of 4 rooms and floor of 3 rooms for housekeeping. 923 Shotwell st.

FOR RENT—Cottage house; 2 large sunny rooms with yard and basement. 622 Minna.

NEARLY new cottage of 4 rooms; rent $10. 3272 Folsom st.; key next door.

SUNNY cottages, 5 and 6 rooms; bath; basement; yard; cheap. 1876 Fifteenth st., near Dolores.

$10—BAY-WINDOW cottage, 4 rooms; water free. 109 Collins st., near Geary.

$20—COTTAGE, 5 rooms; prettiest in city; new; 2963 Twenty-first st.; key at corner grocery.

339 HAYES ST.—