CITY REAL ESTATE.

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

PAYS BIG INTEREST.
$4500—Rents $546 per annum; 3 substantial flats of 6, 5 and 5 rooms and bath each; only 6 years old; bay windows, brick foundation, etc.; stone walks; street accepted; only 5 minutes' walk from the City Hall; handy to Market, Mission and Howard st. cars; 25x75; this is a real bargain.

BUSINESS CORNER.
$3900—Very cheap; good location; corner on Pacific st.; 2 cottages, renting for $36 per month; could be converted into store property at small outlay; both streets accepted; 45x60.

OCTAVIA-ST. RESIDENCE.
$3750—A nice home; 2-story bay-window residence of 7 rooms and bath, etc.; 25x125; commands marine view.

GOLDEN GATE AVE. LOT.
$3250—Very cheap; north side, east of Scott st.; 25x137:6 to a rear street; owner might take less; offer wanted.

CONVENIENT TO UNION IRON WORKS AND ROLLING MILLS.
$3000—Any reasonable offer considered; must be sold to close an estate; corner 15th and York sts; house of 6 rooms and lot 65x75.

TWO FLATS—GRAND BARGAIN.
$2800—Rents $312 per annum; Pacific st.; 2 substantial flats of 5 and 4 rooms and bath each; house can be raised and store put below; business location.

FULTON-ST. BUILDING LOT.
$2250—East of Fillmore st.; fine location for flats; 25x137:6; street accepted; cheapest lot in Western Addition.

COZY WESTERN ADDITION COTTAGE.
$2000—Steiner st.; cozy cottage of 5 rooms and bath and lot; will be sold on easy terms; small amount cash, balance in monthly payments same as rent; nice location.

ANOTHER CHEAP HOME.
$1600—Two-story house of 6 rooms and bath; brick foundation, etc., and lot; handy to Mission-st. cars; small cash payment, balance same as rent.

CHOICE WESTERN ADDITION LOT.
$1250—1st ave. boulevard; 25x110; street accepted.

A BARGAIN; MISSION COTTAGE.
$900—Price greatly reduced to make immediate sale; only one block from Mission-st. cars; cottage of 5 rooms and large lot, 25x125; easy terms.

CHEAP LOTS NEAR GEARY ST.
$500 each—Wood st., ½ block from Geary-st. cars; level lots, 25x120; ready to build on.

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.

A. M. SPECK & CO., 602 Market st.

$7500—A grand residence of 10 rooms; Presidio Heights, 3309 Clay st.
$500—A Kearny-st. lot, 25x87 feet.
$650—A Treat-ave. lot, 25x122 feet.
$1500—Cozy cottage (Mission); lot 25x114 feet.
$1500—Lot, 35x100 feet; Castro st.
$2000—Franklin st.; large lot.
$2500—Sutter st.; neat house and lot.
$916—Vallejo st., near Mason; 7-room house; make offer.
$4500—Three elegant flats on Folsom st.; select locality; rents $45; lot 26x122 feet.
$8000—Grand 10-room modern residence on Vallejo st.; marine view.
$5000—Grand corner; 10-room residence, with stable; Jackson st.
$11,000—Eddy st.; 50x87:6; fair improvements; near Hyde st.
$11,000—Grand corner, 67:6x110 feet, with good improvements; near Van Ness and Market.
$28,000—Mission st., vicinity of Sixth; good improvements; lot 80x80 feet.
$25,000—Powell st., corner lot, 65x70 feet; only few blocks from Orpheum.
$30,000—Market st.; 75-foot front, with 12 grand flats; this is a big bargain.
$30,000—Geary-st. corner; 57-foot front; near Powell; fine improvements; rented under lease, $2400.
$32,500—Montgomery-st. corner; 60-foot front, with good improvements; will exchange in part for nice residence.
$40,000—Eddy st.; elegant new improvements; 100-foot front; rents $300 net.
$60,000—Corner, 175x137:6 feet, with good improvements; block from Market st.
$75,000—Grand investment, within block of Sixth and Market; modern 5-story building; rented for $500; lot 75-foot front.
$110,000—Grand corner, within block of Powell and Market sts.; lot 100x119 feet.
$125,000—Market st., wholesale district; grand improvements; only one-half cash; lot 45x135 feet; pays 6 per cent net.
A. M. SPECK & CO.,
602 Market st.

NEW 7-room-and-bath cottage, now being built, with lot 25x120, on Ninth ave., between California and Clement sts.; $25 a month; it contains all modern improvements. JACOB HEYMAN, 11 Montgomery st.

$250 EACH—$5 monthly; no interest; lots 25x114; only 5 minutes walk from Castro st. cars; good lots to build on.

Lots in Sunset District, Golden Gate Park, cheap, on $5 monthly payments.

$75 each; $5 monthly; level building lots, 25x120; only 2 blocks from San Mateo electric cars. JACOB HEYMAN, 11 Montgomery st.

$350 IN $7 50 monthly payments will buy a lot 25x100, with two cars; 1 block from the Ocean Boulevard and electric road; cars as good as a house and a fine health retreat; over 20 cars now being occupied. JACOB HEYMAN, 11 Montgomery st.

COTTAGE and lot with $1000 life insurance on easy monthly payments. JACOB HEYMAN, 11 Montgomery st.

$50 DOWN and $10 monthly will buy a new 3-room cottage, including level lot, near Mission and 30th sts.; price $800; two sold in one week. JACOB HEYMAN, 11 Montgomery st.

FOR THE SAME MONEY
You pay as rent we will give you a 7-room and bath cottage in the Heyman Tract, with gas, mantel, porcelain tubs, finished basement and frescoed rooms; streets graded and sewered; take Mission-st. car, transfer at 22d and ride to Hoffman ave.; ask for JAMES A. COTTER, resident agent. Full particulars of JACOB HEYMAN, 11 Montgomery st.

TO LET—Fine cars, suitable for family, near Ocean boulevard; $5 monthly. JACOB HEYMAN, 11 Montgomery st.

THE CALIFORNIA TITLE INSURANCE AND TRUST COMPANY.
Issues policies of insurance upon realty titles, which guarantee purchasers and their heirs against losses from defective searches.
The company has a paid-up capital of $250,000 and a reserve fund of $25,000, which amply guarantees every policy.
The leading banks accept its policies and loan money upon the property of which the title is insured without other search.
Having a complete abstract plant, the company is able to make and continue abstracts for use of attorneys at shortest possible notice.

This company has established a Tax Registration Bureau whereby it procures and settles your taxes.
We see that bills are made out in your name, and not that of some former owner. We see your taxes are paid in two installments. That you are advised of all street assessments and incumbrances and make a guaranteed report to you in December of each year of the condition of your property. Our fee is $3 per lot for each year. It is worth more than that to save going to the City Hall and trying to get your own bills and pay them. Special rates for each other adjoining property and for a large number of properties.
This company also undertakes the care of mortgages for its customers, relieving them from all concern as to insurance, taxes and payment of interest.

Money loaned on real estate at current rates of interest.
Office—Mills building, San Francisco.
A. T. SPOTTS Manager.

O. F. VON RHEIN & CO 513 California st.
IMPROVED.
45:10x137:6; full water lot; improved; leased for 6 years at $250 per month.
Montgomery ave. through to Washington st.; brick improvements; rents $190.
137:6x137:6; corner of Leavenworth and Greenwich sts.; 10 rooms and bath; rents $50; $12,000.
25x90; Turk st., near [illegible]; 3 new flats; $11,000.
23x77; Jackson, near Taylor; rents $76; $8800.
25x82:6; Hayes, near Steiner; flats; rent $42 50; modern bay-window; $5750.
20x57:6; Corner Dupont and Hinckley; store and lodging-house; rents $85; $10,000.
21x67:9; Powell, near Vallejo; rent $18; $6250.
24:3x69:9; Green, near Powell; new modern bay-window flats; rents $38; $1500.
25x122:6; Shotwell, near 24th; 2 flats; $3800.
25x80; Guerrero, near 17th; flats; $3750.
25x80; Clara, near 5th; $3500.
17:6x57:6; Filbert, near Varennes; $1400.
UNIMPROVED.
80x71:10; SE corner Polk and Lombard.
25x115; Scott, near Washington.
25x85; 13th, near Stevenson; 2 lots.
25x100; Valencia, bet. 13th and 14th; 4 lots.
Silver terrace homestead lots cheap.

SOL GETZ & BROTHER,
ROOM "A," CROCKER BUILDING.
HEADQUARTERS FOR PARK LOTS.
SUNSET DISTRICT LOTS A SPECIALTY.
Branch Office on Ninth ave., near H st.
$400, $450, $500 to $800 each; street graded, lots ready to build on; $25 down, $5 monthly.
Unexcelled View. Perfect Bargains.
Go to see them. Local agent on the Ground.
RICHMOND LOTS FROM $400 TO $800.
$100 to $300; lots near Mission-st. electric cars; ready to build on; $10 down, $5 monthly.
SOL GETZ & BROTHER,
ROOM "A," CROCKER BUILDING.

$2400—COTTAGE, 5 rooms and bath; one $2675, 5 rooms and attic; easy terms. J. ANDERSON, builder, Liberty st., near Castro, or 340 Jersey.

HONOLULU lots. THE McCARTHY CO., 646 Market st., S. F.

CITY REAL ESTATE.

MADISON & BURKE, Real Estate Agents.
Established 1868. 626 Market st.
$7500—McAllister st., near Fillmore; two large flats; paying good income; lot 25x100.

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

$4500—Bush st., near Devisadero; 7 rooms and bath; lot 25x137:6.

$5250—Gough st., near Fulton; 11 rooms and bath; laundry and large cellar; lot 31x82:6.

$5000—Three flats; Twenty-first st., near Valencia; rents $39 per month; lot 22x90.

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

$3000—Cottage and lot; Twenty-first st., near Castro; 5 rooms and stable; 25x114.

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

$3500—Two cottages; Chattanooga st., near Twenty-third; 32:6x117:6.

Hyde, near Union; cars pass; lot 26x60; only $2500.

$2000—Cortland ave., corner Moultrie st.; 32x90 and 2-story house; worth $25 per month.

UNIMPROVED PROPERTY.
Corner on Haight and Octavia sts., 1 block off Market; 37:6x160; offered low; one-half purchase can remain at 6 per cent.
Corner, only $2250; California and Locust sts.; 37:6x107:7.
50 vara; Buchanan, corner of Chestnut; $6000; 137:6x137:6.
$3500—Bryant, near Twenty-fifth; 52x100.
$2750—Clay st., near Spruce; 27:6x127:8.
$2600—Page, near Devisadero; 25x137:6.
$2000—Twenty-first st., near Sanchez; 50x114.
$1750—Union st., near Webster; 25x100.
$1250—Sixteenth st., near Castro; 25x100.
$1000—Seventh ave., near J st.; 25x120.
$1800—North side Golden Gate ave., near Central ave.; 25x110.
$1600—Jersey st., near Noe; 25x114.
California, near Second ave.; 25x100; $800.
MADISON & BURKE, 626 Market st.

McAFEE BROTHERS, 108 Montgomery st.
O'FARRELL-ST. COTTAGE.
New cottage of 5 rooms on O'Farrell st., near Devisadero; completely furnished; a pretty home; price $3200.

DOWNTOWN RESIDENCE.
House of 16 rooms; would make a fine boarding house; splendid lot, 27:6x137:6; price $10,000.

PAYS GOOD INTEREST.
Four flats, near Market st.; good brick building; rents $55 monthly; price $5000.

REDUCED TO $2500.
A house of 11 rooms on Tehama st., near Second; must be sold; lot 25x80.

CHEAP LOTS! CHEAP LOTS!
$3500—Pacific Heights corner; 45x100.
$5000—Pacific Heights lot; 42:6x107; fine view.
$2500—Shrader st., near Park entrance; 27:6x100.
$2500—Presidio Heights; key lot; fine marine view; 27:8x137:6.
$3000—Scott and McAllister; any size.
$2250—Clayton, near Page; 25x106.
$1850—Belvedere, near Waller; 25x120.
$1325—Frederick st., near Cole; 25x137:6.
$325 to $1000—Fine Potrero lots; terms.
$900—Fine level lots on bituminized streets in the Mission; on terms if desired; all frontages.
$650—California, near 12th ave.; 25x100.
McAFEE BROS. McAFEE BROS.,
108 Montgomery st., San Francisco.

JOHN PFORR, removed to 403 Pine st., opposite Nevada Bank, will sell at sweeping reduction:
$1450—A 2-story 8-room house; south of the Mission; lot 25x100; make offer.
$6000—Rent $57; 3 houses on Harriet st.
$50,000—A fine block of dwellings on Polk st., near Post, including two corners.
$12,000—3 bay-window houses on Haight st., near Fillmore; lot 55x137:6.
$25,000, reduced from $33,000—A splendid property on Larkin st., a few blocks north from the new City Hall; stores and flats; lot 48x137:6; paying 9 per cent on the price.
$3750, formerly $5000—A solid business property; 2-story and basement brick house, on Brannan st., just west of Third; lot 25x75; rent $30; a snap.
PARK PANHANDLE PROPERTY.
$13,000—Rent $94; 4 splendid flats on Fell st., near Masonic ave.; lot 37:6x137:6.
$4250—Splendid cottage; Oak st., near Lyon; lot 25x110; fronting on park panhandle.
IN THE HEART OF TOWN.
$62,500—Market st.; 1½ block from the Baldwin; 4-story house; good size lots.
$100,000—Fine property on Kearny st., near Market; large lot renting at $525 per month, nearly 6 per cent net ground rent.
$42,500—Taylor st., near Market; large lot; well improved; stores and flats.
INCOME PROPERTY.
$5060—Rent $60; 4 flats on Geary st., near Devisadero; lot 28x125.
$5750—Rent $47; store and two flats; Geary st., near Fillmore.
$2400—Rent $25; double flats near Sixth and Bryant sts.
$2500—EUREKA, near 18th; 3 lots 75x125 and 2-story house; only half a block from electric cars; all for $2500. O. D. BALDWIN & SON, 22 Montgomery st.

$700 EACH—Point Lobos ave., near 20th st.; sunny side; 2 lots 25x100 each; only $200 cash; balance can remain on mortgage at 6½ per cent. O. D. BALDWIN & SON, 22 Montgomery st.

$800 EACH—Point Lobos ave. lots, near 11th; all level; street work all done; reduced from $1500 each. O. D. BALDWIN & SON, 22 Montgomery st.

$750—25x105; COST $1200; fine lot on Sanchez st., near 30th; will build on it to suit buyer.
$650—Small cottage and lot 50x100 on Huron st., near Sickles ave.; this place is a great bargain, as it must be sold.
$175—Seigel st., near Cortland ave.; adjoining property is held for $300, but this place has to be sacrificed.
McEWEN BROTHERS, 118 Montgomery st.

$4500—AN elegant new strictly modern residence of 7 rooms in A1 neighborhood; easy terms.
$4000—A fine business corner; store and flat of 5 rooms.
$14,000—New improvements; rents $140 per month.
$2000—A choice lot on Stanyan st., close to the park; half cash.
ENGLISH & MORRISSEY, 636 Market st.

$15,000—CHOICE Pacific Heights corner residence, 9 rooms and bath; marine view. J. W. WRIGHT & CO.

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.
$300—Choice building lots north of park.
Bargain—Southwest corner Fifth ave. and C st.; 109x95 feet.

$3300—FINE northwest corner of Twenty-third and Dolores sts.; fair 2-story building with store and 6-room flat; lot 50x57; there are 33 feet of this lot vacant, which can be improved to bring in large returns; want to close out. Owner, GEO. B. M. GRAY, 454 Ninth st., Oakland.

$100,000 to loan; low interest; strictest privacy; on diamonds. UNCLE HARRIS, 15 Grant ave.

COUNTRY REAL ESTATE.

G. H. UMBSEN & CO.,
David Bush, Manager Country Department,
14 Montgomery st.
Installments—Freight, $1 per ton; fare, 25c; good fruit, grain, vegetable or alfalfa land at $25 per acre and upward, near Stockton; one-quarter cash, balance installments; send for circular.
Hotel—Good-paying hotel in prosperous town on railroad; will exchange.
Butcher business—A first-class, paying butcher shop, with slaughter-house and dwelling, doing the largest business in prosperous town in Sonoma County.
Now is the time to buy country lands.

WE have some fine grain farms for sale near Stockton; also choice garden land in tracts of 5 to 20 acres; convenient to railroad station and boat landing; price $25 to $45 per acre; these are bargains; send for list and map. GAMAN & LYON, 215 Kearny st.

TO lease for cash—Highly improved ranch near Haywards; fine improvements; 1800 assorted fruit trees, bearing. A. M. SPECK & CO., 602 Market st.

FOUR acres well improved; 1 mile from Petaluma; cheap. Address box 472, Petaluma.

FOR cheap and desirable country home near Watsonville, the home of the apple and sugar beet, send for catalogue. R. P. QUINN, real estate, Watsonville, Cal.

$1700—25 ACRES, 4 miles from Martinez, 15 minutes from the new railroad depot; 5 acres in hill land, wood; 4 acres in table grapes; all bearing; family orchard; house of 4 rooms, barn, good well, horse, cow, wagon, chickens and farming tools. J. A. Z., Martinez, Cal.

$10,000—ONE of Haywards choicest homes; 17½ acres of land all in bearing trees, 11 acres of which are prunes, balance apricots and plums; all 12 years old; fine modern house of 8 rooms and bath; barn, chicken houses, chickens, horse, carriage; all farming tools; house completely furnished; sold 2 years ago for $17,000 cash; 10 minutes' walk to electric cars and center of town. Owner, 454 Ninth st., Oakland.

160 ACRES of good grain land; latest improvements and beautiful home for family. Inquire grocery, 1748 Larkin st., cor. Jackson.

$100,000 to loan on watches, bronzes; private entrance. UNCLE HARRIS, 15 Grant ave.

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—To buy, house about 4 rooms and lot; must be cheap. 3937 Eighteenth st.

WANTED—From 2 to 15 acres of improved land, within 30 miles of city; state particulars and price. Box 1537, Call office.

CITY REAL ESTATE.

$2300—Big bargain in new cottage in Richmond; lot 25x127:6; on 14th ave., near Clement st.; house contains 6 rooms, bath, etc., and is very cheap.

$96,000—Total rent $8800 per annum; prominent Sixth-st. corner, not far from Market st.; substantial improvements, stores and lodging-house; extra large lot.

$7250—Two fine handsome new flats of 6 and 7 rooms and bath; best portion of Devisadero st.; rent $62 50; lot 25x100.

Price reduced to $2500—Business property; 25th st., near Church; lot 25x114; 2-story building containing store and four rooms; also 7 rooms and bath upstairs; baker's oven in rear of lot.

$5000—Rent $60; all rented; Shipley st., near Sixth; 5 flats; lot 25x75; good interest-paying property.

$4250—Rent $40; Clay st. between Powell and Mason; 3-story building, 6 rooms, bath, etc.

$2750—Union st., near Taylor; 2 flats of 4 and 5 rooms each; lot has two frontages; rent $24.

$7750—Rent $82; two stores and flats; on 24th st.; lot 50x100; this is a fine opportunity for some one; call for particulars.

$6000—Mason st., near Sutter; house of 6 rooms and bath.

$2090—Filbert st., near Laguna; cottage of 6 rooms and bath; stable in rear of lot; lot 25x137:6.

$19,000—Fulton st., near Franklin; large bay-window residence of 10 rooms and bath; expensively built; lot 40x120.

$3200—Welsh st., near 4th; 3 flats of 3, 3, and 4 rooms; also rear house containing 2 flats of 4 rooms each; total rent $44.

$6000—Rent $50; 3-story brick building containing stores and 14 rooms above; Minna st., near 3d.

$6000—Sacramento st.; 2 new flats, 6 and 7 rooms, etc.; lot 27x127; rent $52 50; both rented.
BALDWIN & HOWELL,
10 Montgomery st.

WE
DON'T
WANT
TO
HURRY
You unnecessarily, but we feel that it is no more than right that you should be acquainted with the facts.
WE HAVE SOLD
46 LOTS IN THREE WEEKS
In the two blocks recently subdivided south of Golden Gate Park.
WHY?
Because there are no lots at the price in the city that can compare with the choice home and investment lots that we are offering for
$275 AND UPWARD.
Lots face on Eighth, Ninth, Tenth and Eleventh avenues—south of and not far from Golden Gate Park. Lots graded and ready for the builder. The terms place them within your reach:
$25 CASH, $5 MONTHLY.
When you see these lots you will surely want one or two. Magnificent views, overlooking Golden Gate Park, the Golden Gate and the city. Property lies on a gentle slope running up from the Park; splendid drainage; sheltered from the winds by hills to the westward; near the Affiliated Colleges and not far from all the principal park attractions.
BIG CROWDS.
A large number of purchasers out to see these lots every day. It will pay you to go at once.
Take Haight or Ellis-st. cars and transfer to the new electric road (taking the place of the old steam dummy). Get off at Ninth ave. and H st. We have a branch office there, open daily (Sundays and holidays included). Blue cars on Mission and Ellis sts. run direct from the ferries. BALDWIN & HOWELL,
10 Montgomery st.

PROPERTY TO EXCHANGE.

ON beautiful Bernal Heights, S. F.; 2-story, 7-room house; 2 lots; corner Folsom st.; street work done; near 4 car lines; also large lot, San Pedro, near $3,000,000 Government improvements; $3600 cash only, or will trade for farm in good locality. Box 188, Call office, Oakland.

WHAT have you to exchange for equity, 15 good city lots; must unload; country or Alameda improved preferred. J. MONROE, Letter Carrier, Alameda.

I MUST sell at some price, 10 acres, all in trees, 1 mile from San Jose; improved; part trade; easy terms. Call at 1480 Twenty-seventh st.

GOOD mining property in Calaveras County for exchange or will give working bond. Address box 1527, Call office.

WANTED—2 flats in good condition; cheap for cash. Box 1526, Call office.

MONEY TO LOAN.

TO LEND, SUMS FROM $500 TO $50,000, at from 6 per cent on mortgage of real estate, for a term of years, or redeemable by installments.
Money loaned on PATENTS, INVENTIONS FINANCED and capital procured to DEVELOP AND PERFECT SAME.
R. GOULD,
131 Montgomery st., San Francisco.

LOANS on furniture or pianos in S. F., Oakland or Alameda at lowest rates, without removal; no commission; no delays. J. NOONAN, 1017 to 1022 Mission st., above Sixth; telephone South 14.

$100,000 to loan on stocks, bonds and diamonds; strictest privacy. Uncle Harris, 15 Grant ave.

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

ON furniture, pianos, city or Oakland; no removal; low rates; no commission; $25 up; private party. BONNELLI, 130 Powell st.

ADVANCES on furniture or pianos without removal; money quick; confidential; no commission; lowest interest. Room 68, 1170 Market.

ANY amount at 6½ per cent on real estate, 2d and 3d mortgages, estates, real estate in probate. R. McCOLGAN, 24 Montgomery, rm. 3.

ON real estate and furniture or pianos; any amt.; lowest rate. Becker, 328 Montgomery.

BORROW from the CUT-RATE LOAN OFFICE, 22 Mason st., opp. Olympia Music Hall.

ON furniture, pianos, without removal; no commission; private. LICK, 116 McAllister st.

SECOND mortgages and undivided interests in estates a specialty. MURPHY, 636 Market st.

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

ALAMEDA ADVERTISEMENTS.

ALAMEDA REAL ESTATE.

2 MODERN 6-room cottages for rent reasonable; Benton st. and Railroad ave. B. H. WELCH & CO., 1383 Fifth ave., E. Oakland.

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 upon 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 are located near schools and stations.
We are going to weed them out, and invite inspection. MARCUSE & REMMEL,
Bay-st. station, Alameda, and 630 Market st., San Francisco. Open Sundays and holidays.

$1400—TO close an estate; lot 40x100; modern house, 7 rooms; 2 blocks from station and school.
$1000—Snap; lot 50x150; house of 4 rooms; 2 blocks from Morton st. station.
$2800—New Colonial cottage, 7 rooms and bath; lot 42x150; elegant location; easy terms.
Elegant home on Central ave.; lot 50x207. See this at once. Houses to let in all parts of Alameda. H. P. MOREAL & CO.

BEFORE you buy or build see our bargains. Alameda Land Company, installment home builders and real estate agents, 1500 Park st., Alameda, Cal.

ALAMEDA ROOMS AND BOARD.

PRIVATE home in confinement; connected with housekeeping apartments. MRS. DR. FUNKE, 1416 Eighth st., Alameda.

ALAMEDA FURNISHED HOUSES.

CLEAN sunny 8-room house; central; $40; to first-class tenant: "Home," Call, Oakland.

BERKELEY REAL ESTATE.

ALTA PUNTA Tract again on the market; prices reduced; on San Pablo ave., 3 miles north of Berkeley; lots and by acreage; look at this. Send for map to G. W. HAIGHT, 220 Sansome st., S. F.

$2000—5-room cottage; bath, laundry; 1½ acres; 12 min. walk to Berkeley stn. Freese & Coddington, 2119 Stanford pl., opp. Berkeley stn.

FRUITVALE REAL ESTATE.

FOR RENT.
Beautiful new house of 7 rooms and bath; large reception hall; 2 mantels; located near Oakland race track; rent $12 per month.
House of 5 rooms; barn; chicken house; well water; lot 75x110; 1 block from electric cars; rent at $6 per month.
$2250—Fine, modern cottage of 5 rooms and bath; all latest improvements; 9-foot basement; 11 bearing fruit trees; large lot; street work and cement sidewalks all done; located on Thirteenth ave., East Oakland; fine neighborhood; terms if desired.
$1050—Cost owner $1800; for sale; in East Oakland; bay-window cottage of 4 large rooms and bath; high basement; corner lot; $100 cash; balance on easy terms.
$475—A great bargain; owner must sell; going East; house of 2 rooms and basement; stable; chicken houses; corner; lot 35x125; all fenced; cement walk; convenient to local train.
H. A. PLEITNER, Fruitvale Station, Cal.

OAKLAND ADVERTISEMENTS.

OFFICE—908 BROADWAY.

OAKLAND REAL ESTATE.

A LIST OF CHOICE OFFERINGS—
$9000—Filbert st.; fine modern 12-room residence.
$13,500—Magnificent home; stylish; superior location; exceptional sale; investigate.
$15,000, cost $25,000—Fine Lakeside residence; corner; estate ordered sold; only land value; adjoins 2 elegant mansions.
$1000—$100 cash, $10 month; cottage nr. station.
$1350—Cottage, 5 rooms; bet. Market and Broadway; bargain; $250 cash, monthly payments.
$2000—Chicken ranch; 3 acres; foreclosure.
$1500—Mortgage $1100; 6-room cottage; make offer; large lot, stable; a bargain.
$2650—Mortgaged; 6-room cottage ½-acre lot.
$2850—New 2-story, 8-room; mortgage $2100; offer.
$3750—Elegant modern 7-room, Colonial style; bird's-eye maple finish; central; near station.
$4000—Just completed; elegant 9-room; 50x168; central; builder bought lot at sacrifice; worth $5000; easy terms; see this for a home.
A—$750; cottage 4 rooms; brick foundation; cost $1400; near station; must sell this week.
$350—Lot 32x110; cost $650; owner called to Ireland; authorized to sell; make offer.
LAYMANCE REAL ESTATE CO.,
Offices 460 and 462 Eighth st., Oakland.

$2100—THREE flats near Oak station; rented $30 month; splendid investment. ALDEN-GARFIELD CO., 902 Broadway.

$8500—ELEGANT residence and grounds; take part trade. ALDEN-GARFIELD CO., 902 Broadway.

MONEY to loan on real estate and furniture, etc. ALDEN-GARFIELD CO., 902 Broadway.

1000 ACRES, $4500; Sonoma County; stock ranch; trade for one or two city houses; rented. C. K. KING, 902 Broadway, Oakland.

GOOD 6 acres Haywards; all level; no buildings; 2 acres apricots; very cheap. C. K. KING, 902 Broadway.

160 ACRES Jackson County, Or.; home ranch; no failure of crops; to trade. C. K. KING, 902 Broadway, Oakland.

A SNAP.
6-room, 2-story modern; lot 200x135; fenced; windmill and tank; water piped over grounds; $2000; one-half cash.
5-room cottage; modern; lot 37x100; $1500.
2 flats, 4 rooms each; modern; cement basements; $1100.
5-room cottage; modern; lot 50x125; $1375.
2-story, 7-room; modern; lot 50x150; $1300; $300 cash, balance $15 per month. W. M. ALLISON & CO., 463 Ninth st., Oakland.

A—$550, PAYABLE $5 monthly, will buy one of those new 3-room cottages, with lot 50x125, or 4 rooms and bath, $750, $7 50 a month, in the Alvin tract; streets macadamized; take Haywards local train to Elmhurst station (trains stop in front of the Alvin tract), or Haywards electric car to Jones ave.; free carriage meets electric cars on Sundays. JACOB HEYMAN, 11 Montgomery st., S. F., or 463 Ninth st., Oakland.

BEAUTIFUL cozy home near station on broad-gauge line, in one of the best neighborhoods in Oakland; 7 rooms and bath; open nickel-plated plumbing; sandstone chimney; large reception hall; modern and complete in every particular; for sale at a bargain; terms to suit; call at once for particulars. Lake Shore Land Co., A. H. BREED, Manager, 1070 Broadway, Oakland.

FRUITVALE property offered for the amount of mortgage; near railroad depot.
$2000—Large modern cottage of 6 rooms; corner lot 100x130.
$1700—Large 6-room modern cottage and barn; lot 50x160.
$1100—Cottage of 4 rooms; lot 25x75.
J. S. JOHNSON, 1058 Broadway, Oakland.

FOR rent—East Oakland; 24-room boarding-house; nicely furnished; cheap to responsible party. B. H. WELCH & CO., 1383 Fifth ave.

WANTED—Druggist to rent store; East Oakland; good location; rent reasonable. B. H. WELCH & CO., 1383 Fifth ave.

$9000—71-ACRE fine ranch, near Oakland; income $2500 a year; 30 acres also; want a fair offer; also 6-room house; call for a list of homes; 30-page catalogue of homes. E. E. BUNCE, 908 Broadway, Oakland.

NEW 5-room cottage, high basement, all modern improvements, and 4 vacant lots with bearing fruit trees, grounds and walks; $200 down, balance same as rent. Field Realty Co., 1145 E. 14th st., nr. 23d ave., E. Oakland.

$200 CASH—$15 monthly will pay for a model 2-story house of 7 rooms; modern and up to date; an ideal home; large lot; chicken house; A1 fence; grand view; fine elevation, yet level; city water and main sewer; Peralta ave. and Jones st., Galindo Tract, East Oakland; a few fine large lots from $125 upward, $10 cash, $5 monthly; no better site in Oakland for a fine home; streets all macadamized; 3-story school house and electric cars close by; nice homes and well kept grounds surrounding; price $1800. Call or send for circular, 455 Seventh st., cor. Broadway, Oakland. Carriage free. H. Z. JONES, Owner.

$9000—71-ACRE fine ranch, near Oakland; income $2500 a year; 30 acres also; want a fair offer; also 6-room house; call for a list of homes; 30-page catalogue of homes. E. E. BUNCE, 908 Broadway, Oakland.

$100,000 to loan; low interest; private offices; private entrance. Uncle Harris, 15 Grant ave.

FOR sale or exchange for S. F. property—5-rm. house, bath; nr. train. Box 421, Call, Oak.

FOR sale in Oakland—New house, 7 rooms and bath; 2-story; best construction and finish; lot 40x125; fine neighborhood; 3 minutes from railroad station; 30 minutes from San Francisco; monthly installments. HERON & HOLCOMB, 1050 Broadway.

OAKLAND HOUSES.

MODERN 6-room flats, $12 to $17; no dark rms.; stove and porcelain bath; water, ash man free; Adeline station, Oakland; key 940 Union st. KOENIG & KROLL, 1006 Broadway.

OAKLAND HOUSEKEEPING ROOMS.

COMPLETELY furnished housekeeping rooms; flats 3 or 4; also single. 1453-55 Broadway.

OAKLAND FURNITURE FOR SALE.

FURNITURE—Good and cheap. H. SCHELLHAAS' old store, 468 Eleventh st. See him.

HOUSES TO LET.

AT 26 Morris ave., off Harrison st., near Sixth—Sunny 5 big-room house, good repair, $13; water free; big yard; big cellar.

CALIFORNIA, 1326, near Hyde—8 rooms and bath; very sunny; first-class condition; rent low. Apply MADISON & BURKE.

ELLIS ST.—7-room house, bath, yard; rent $15. Apply 626 Eddy st.

NEWLY fitted up residence, 13 sunny rooms; bath; large yard; corner Van Ness ave. and Broadway; rent $50. Apply on premises between 11 a. m. and 2 p. m.

OAK, 15, near Market and Van Ness—8 rooms, bath, bay-windows, etc; nice condition; rent reasonable; see and make profposition.

PERRY, 208, near Fourth—4 rooms and yard; rent $8; water free. Apply to G. H. UMBSEN & CO.

WE can rent you a house with or without a flagpole. BALDWIN & HOWELL, 10 Montgomery st.

2 HOUSES, 2639 and 2641 Sacramento st., near Steiner—Each 6 rooms, bath, laundry; recently cleaned throughout; rear entrance on Perrine st.; conveniently near business portion Fillmore st.; 3 lines cars; rent $27 50.

$16—CHEAP; 6 rooms, bath; lower part. 12 Guy place, off First st., above Folsom.

20 MARY, near Fifth and Mission—7 rooms; double parlors; $22 50.

$100,000 to loan; ladies' private entrance and private offices at Uncle Harris', 15 Grant ave.

COTTAGES TO LET.

A—THREE lovely 5-room, bath, yard cottages for $12 each. SPECK & CO., 602 Market st.

GEARY, 2224—Cottage, 5 rooms; sunny side; rent $15.

HOUSE of 5 rooms, stable and chicken houses; low rent; water free. 521 Thirtieth st.

NEW 5-room sunny cottage home, big lot, close to Golden Gate Station, $14; or will sell, $150 cash, balance like rent. THE McCARTHY CO., 646 Market st., San Francisco.

NEW sunny 4-room cottage; all modern improvements. 2533 Mission st.

TO LET—Pretty sunny corner cottage; 6 rooms and bath; nicely furnished; rent $25. G. W. H. PATTERSON & CO., 1709 Market st.

UNION, 1112—Bay window, 5 rooms, bath, $15; 1106 Union, 4-room flat, $9.

5 R., bath, 210 Acadia st., nr. power house Spreckels Elec. Road, $14; or will sell, $200 cash, bal. $15 mo. McCARTHY CO., 646 Mkt.

$10—NEAT cottage 4 rooms and yard. 1705 Turk st., corner Scott.

FURNISHED FLATS.

FURNISHED flat; 4 or 5 rooms; complete for housekeeping. 907½ Mission st.

SMALL flat, 4 nicely furnished sunny rooms, at 1522 Geary st.

FLATS TO LET.

APPRECIATED if seen; $20; water free; northwest corner Erie and Howard, nr. 13th; 7 big rooms and porch; flooded with sunshine.

ASH ave., 125, between Polk, Van Ness, McAllister and Fulton—Upper 5-room flat.

A—NICE clean flat; 4 rooms; near Ellis and Mason; $15. SPECK & CO., 602 Market st.

AT 1142 Golden Gate ave.—Lower and middle flat; 6 rms.; modern conveniences; sunny side.

BOYD, 9, off Harrison and Langton—4 nice rooms and store room; rent cheap.

FLATS TO LET—Continued.

DORE, 319, bet. Bryant and Brannan—Sunny flat; first floor; 4 rooms.

FIVE rooms; bath; modern; fine marine view; reasonable. 517A Lombard st.

FLAT of 4 nice sunny rooms and large yard. 712 Clementina st., bet. 8th and 9th; rent $12.

FLAT, 5 rooms, bath and stable. 18 Byington st.; apply 1621 O'Farrell st.

FLAT, 5 rooms and bath; rent reasonable; water free. 122½ Noe st.

FOLSOM and Twenty-first sts., next to corner $18; flat of 5 rooms and bath.

FRANKLIN, 525, near McAllister—Lower flat; 3 rooms; cheap rent.

GOLDEN GATE ave., 2004—New sunny modern flat of 6 rooms and bath; rent cheap to desirable party.

GROVE, 305, near Franklin—6 large rooms and bath; fine condition; all modern improvements; reasonable.

HAIGHT, 1021, above Baker—Nice sunny 5 or 6 room flat; will be newly painted.

HAMPTON place, 19, off Folsom, between Second and Third—Floor of 4 rooms, yard.

HARRISON, 618—Very nice flat, 3 large, well-lighted rooms; view fine; everything handy; $12; other rooms, one furnished