CITY REAL ESTATE.

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

BUSINESS PROPERTIES.

INSIDE MARKET STREET PROPERTY.
$130,000—Lot 50x165 through to Stevenson st.; improvements renting for $352 20 per month.
A GOOD NORTH OF MARKET CORNER.
$32,500—Improvements renting for $2100 per annum; 45x80; short distance from Market st.
INVESTMENT CORNER ON HAIGHT ST.
$26,500—Modern buildings, nearly new; in stores and flats; rents $2036 per annum; 68:9 x72:6.

MISSION STREET.
$25,000—Improvements could be enlarged at small outlay and be made a good paying investment; 80x80.

PARTITION SALE.
$22,000—Howard st., running through to Tehama; 6 stores and 3 flats; 53:4x155; 2 frontages; half of lot unimproved; present rents $140 per month, which could be doubled if lot were fully built upon.

TAYLOR STREET.
$20,500—Large building, store and lodging house; 25x137:6; rents $1500 per annum.
FINE CORNER IN WESTERN ADDITION.
$18,000—Rents $1440 per annum; substantial 3-story modern building; store and 2 upper floors; concrete basement and 2 houses of 9 rooms and bath each; 56:3x72; always rented; to close an estate.

FLATS AND INVESTMENTS.

CORNER ON HOWARD STREET.
$15,500—Price greatly reduced; 2 stores and 4 flats; always rented; improvements only about 7 years old; cost $15,000; rents $1080 per annum; 35x122:6.

UNEQUALED.
$10,500—Sutter st.; 3 elegant, modern flats; nearly new; 8, 8 and 7 rooms and bath each; rents $1080 per annum; 27:6x100; sunny side of street.
MUST BE SEEN TO BE APPRECIATED.
$8200—We are instructed by the attorneys for the heirs in the East to offer this property at this price for a few days only; last appraisement $11,000; Larkin st.; 3 houses of 8, 7 and 7 rooms and bath each; rents $65; 50:3x100.
CHEAP OAK STREET INVESTMENT.
$7000—3 modern houses and lot 50x110.
A SPLENDID INVESTMENT.
$6150—Larkin st.; 3 fine, modern flats; rents $810 per annum; will trade for equity above mortgage of $4000.
THREE FLATS ON FILLMORE STREET.
$5500—Rents $540 per annum; 3 flats and lot; nearly new; modern.
A GOOD INVESTMENT.
$5000—Rents $450 per annum; Steiner st.; 2 modern flats of 6 and 5 rooms and bath each; 25x90.
A GOOD BUY.
$3000—Rents $444 per annum; 4 tenements and lot 25x80; near Third and Howard sts.
HAYES STREET.
$2875—Rents $312 per annum; 3 flats and lot; this is a real bargain.
A GOOD MISSION INVESTMENT.
$2800—Very cheap; 2 flats of 5 and 4 rooms and bath each; modern; lot; rents $318 per annum.

RESIDENCES.

ELEGANT FILLMORE ST. RESIDENCE.
$6250—A real bargain; a fine, modern 2-story and basement residence of 7 rooms and bath; 25x137:6.
HAIGHT STREET RESIDENCE.
$6000—Very cheap; fine modern residence of 12 rooms and bath, etc.; 25x112:6.
CHEAP MISSION WARM BELT HOME.
$2050—Nice modern 2-story and high basement residence of 6 rooms and bath; 25x114; north line of street; handy to several lines of cars; nice garden; this is a bargain.
TO CLOSE AN ESTATE.
$900—A cheap home, near Hyde and California street cars; 2-story house of 7 rooms and lot.

LOTS.

VERY FINE BUSINESS CORNER.
$5500—Corner on Devisadero st.; 62:6x110; splendid location for stores and flats.
16 CHOICE BUILDING LOTS—VERY CHEAP.
$1000 and upward; corner, $2000; Noe, Henry and Fourteenth sts.; 1 block from Market; Noe st. accepted by city; other streets macadamized; 25x105 and 25x105; corner 27:6x105; level, on grade and ready for building; offered at very low prices and being so nicely located, are selling rapidly.

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.

BOARDMAN, HOOPER & CO.,
REAL ESTATE AGENTS,
138 MONTGOMERY ST.

$6000—House of 11 rooms and bath; lot 30x137:6; Pine st., near Gough; street work all done; lot alone is worth more than price asked.

$4250—House of 6 rooms and bath; Hyde st., near Jackson; lot properly improved; will pay 11 per cent net on the investment; street work all done.

$4750—Near California and Pierce sts.; fine residence of 9 rooms and bath; here is a chance to get a home at a very low figure.

$3500—Beautiful home in the Mission; house of 8 rooms and bath; stable, etc.; lot 54x137:6 to rear street; fine garden, fruit trees, etc.; improvements in fine condition.

$25,000—Prominent downtown business corner; improvements nominal; we have plans and bids for improving this lot and can get guaranteed leases; will show over 8 per cent net on the investment.

$6500—New flats near the Park; rents $60 monthly; 6 and 7 rooms and bath; street work all done.

LOTS.

$6000—Washington st., near Central ave.; key lot 55x127:8¼; street work all done.

$6000—One of the finest residence lots in the marine view district; private street in rear; lot 54x127:6.

Fine large lot, runs from street to street; near Mission and Fremont sts.

$4750—Larkin st., northwesterly corner; just the thing for flats; lot 40x100; marine view; street work all done.

$2150 each—Offer wanted; 2 lots on Sacramento st., near Lyon; 25x137:6 each; street work done; stone sidewalk.

$3300—Fine lot for flats; Bush st.; 37:6x137:6.

$2850—Page st., near Ashbury; lot 25x137:6.

$4500—Fine building lot (business); Fillmore st.; 28x116.

$1250—Turk st.; corner; 27:6x110.

$1850—Lyon st., not far from the Park; 25x100.

$1750—Lot 25x100; street work all done; mortgage of $1000 can remain; Green st., near Pierce.

$1100—Lot 40x50; near Third and Townsend sts.; should be improved; would make fine investment.

$1200—Business lot; Clement st., near Fifth ave.; 26x111.

$900, cost $1500 exclusive of street work—Lot 25x120; Sixth ave., near entrance to Golden Gate Park.

IF your property is mortgaged and you need more money see H. MURPHY, 630 Market st.

FOR SALE.
.....Sutter-st. lot, 30:6x164:1.....
North side, between.....
.....Scott and Devisadero
Fine sunny lot; unusual frontage and depth; belongs to non-residents and must be sold; see it, please; no reasonable offer refused. Particulars of JULIEN SMITH, Real Estate Agent, 420 Montgomery st.

FOR SALE OR EXCHANGE.
.....Turk st.....
Half 50-vara
.....House of 12 rooms, just renovated.....
Very little cash required above mortgage, or will take small house or cottage for equity; chance for bargain. Particulars of JULIEN SMITH, Real Estate Agent, 420 Montgomery st.

A GRAND CORNER
COLONIAL RESIDENCE.
COR. OAK AND LYON STS.
FACING GOLDEN GATE PARK.
Hardwood finish, 2 baths, 5 mantels, grand decorations, furnace and all modern conveniences; just being completed; price and terms to suit; open for inspection. DAN EINSTEIN, Owner and Builder, 19 Montgomery st.

.....HOUSE FOR SALE.....
2-story frame.....
.....Stable, shed, etc.
To be removed; east side of Broderick st., between Sacramento and Clay; see and make offer. Apply to JULIEN SMITH, Real Estate Agent, 420 Montgomery st.

$2200—A NEW 5-room and bath cottage, with all the latest improvements; lot 25x125; $400 cash, balance $25 monthly; Twentieth st., bet. Castro and Noe. F. NELSON, Builder.

DON'T pay any more rent when you can buy a pair of modern flats of 5 and 6 rooms and bath for $1000 cash; balance same as rent; go look at them. Frederick st., near Clayton.

$5000—LOT alone worth the price; Broadway, near Gough; fine neighborhood; patent sidewalk; street bituminized; house of 6 rooms, bath; 25x130. W. H. CRIM & CO., 118 Montgomery st.

$5500—$3600 on mortgage at 6½ per cent; Twenty-second and Florida; corner vacant; 3 good flats of 4, 5 and 5 rooms, bath, on Florida st.; a fine location for a grocery; 50x104. W. H. CRIM & CO., 118 Montgomery st.

$1000—BUILDING lot on grade; street accepted; Twenty-second, near Alabama; half cash; 25x80. CRIM & CO., 118 Montgomery st.

$15,000—BUSINESS block; clears 7 per cent.
$6500—Business house and lot; business part.
$5800—8-room modern cottage; Western Add'n.
$2500—A cozy new cottage; warm belt.
GERMAN-AMERICAN, 34 Kearny st.

$1000 CASH; $1500 mortgage; residence; nr. Castro cars. GEO. W. CHAPIN, 11 Montgomery.

CITY REAL ESTATE.

BALDWIN & HOWELL,
10 MONTGOMERY STREET.

PAYS OVER 17 PER CENT.
$2800—Clementina st., near Fourth; 2 2-story houses; store and flats; rent $39; mortgage of $2100 can remain.
BUSINESS CORNER.
$3600—Church and Clipper sts.; 2-story building; store and flats; lot 30x100.
$4850—124 Beulah st., close to Golden Gate Park, between Waller and Frederick; lot 25x137:6, with brand-new 2-story bay-window residence of 8 rooms and bath, etc.; finished basement; street accepted; open Sunday.
GREAT BARGAIN.
$2300—Handsome new bay-window cottage, 6 rooms, bath, etc.; lot 25x120; Fourteenth ave., near Clement st.; facing proposed drive connecting the park with the Presidio.
$6000—Clay st., near Battery; 2-story brick building; store and 2 floors above; cement basement; rent $70.
$900—$100 cash, balance in monthly installments; new cottage of 4 rooms and basement; Butler st., near Cortland ave.
$7250—Corner on Clay st., near Mason; 3-story building; store and 20 rooms above; lot 25x70; under lease.
$500 CASH, BALANCE $25 MONTHLY.
$2600—Nice 2-story bay-window house on Clipper st., near Castro; contains 7 rooms and bath; foreclosure sale.
$1700—Hartford st., near Eighteenth; cottage of 4 rooms, bath, etc.; brick foundation; lot 24:7x125.
$2750—$500 cash, balance monthly; close to the corner of Nineteenth and Valencia sts.; 2-story house of 6 rooms; lot 25x75.
$4100—Rent $57; Clementina st.; lot 50x75; 2 2-story buildings, one of brick, the other is a frame building, biggest kind of a bargain.
$1000—$500 cash, balance same as rent—Dolores st., corner, new residence of 7 rooms and bath; handsomely decorated; modern plumbing, etc.; lot 33x90; corner 32x65 vacant; should be improved with stores and flats.
$6500—1315 Mason st., near Jackson; lot 35x137:6, with 3-story residence of 12 rooms and bath; also rear house of 5 rooms; stable for 6 horses.
$5750—Rent $87; Folsom-st. corner; 5 tenements; lot 25x112:6; a splendid interest-paying property.
$7250—2 fine handsome new flats of 6 and 7 rooms and bath; best portion of Devisadero st.; rent $62 50; lot 25x100.
$500 CASH, BALANCE SAME AS RENT.
$5000—Fine new residence, 8 rooms; hardwood floors; beautifully decorated rooms; latest plumbing; street work accepted; 767 Cole st., near Frederick; no reasonable offer refused.
$3350—Seventh-st. corner, near Folsom; lot 25x80; ground rent $20.

BALDWIN & HOWELL,
10 Montgomery st.

COTTAGE in Mill Valley; $3250; easy terms, or will exchange for San Francisco property; in best portion of Mill Valley, near station; extra large corner lot, with good cottage of 6 rooms, bath, etc. BALDWIN & HOWELL, 10 Montgomery st.

PARK LOTS. PARK LOTS. PARK LOTS.
$25 CASH, $5 MONTHLY.
Come out to our branch office Sunday and see the large number of people there buying lots. Most successful sale in years; cheapest lots offered in years; grand views; splendid climate; no drifting sand.
PRICES—$200, $250 AND $275.
TERMS—$25 CASH, $5 MONTHLY.
Lots on Eighth, Ninth, Tenth and Eleventh aves., near Golden Gate Park; large amount of street work now being done and many new homes being erected; take Haight or Ellis st. cars, transfer to electric road running to Cliff House, get off at H st. and Ninth ave. Our branch office is on the corner; maps, price lists, etc., there. BALDWIN & HOWELL, 10 Montgomery st.

CHEAP LOTS—CHEAP LOTS.
$4250—Presidio Heights bargain; 100 feet frontage, running back to Presidio fence; on Jackson st., near Cherry; magnificent view.

$1250—Another bargain; First ave., near Jackson st.; large lot, 50x120; fine elevated position, commanding a superb view.

$1000—$50 cash, balance $10 monthly; Third ave., between California and Clement sts.; large lots; splendid neighborhood; you can build when first payment is made.

$2200—Folsom st., between Twenty-fourth and Twenty-fifth; 25x122:6; street bituminized; stone sidewalk; splendid surroundings.

$2000—Maybe less; Howard st., between Twenty-fifth and Twenty-sixth; 25x87x117:6 to alley.

$250—$25 cash, $5 monthly; Twenty-sixth ave., near Clement st.; Sutro cars on Clement st.; nice level lot.

$1475—Only three left; Frederick st., between Cole and Shrader; sunny side of street; cheapest lots in Panhandle District; 1 block from the park.

$8000—Sacramento st., between Laguna and Buchanan; 40x137:6; select neighborhood.

$4750—Fine corner close to town; Page and Laguna sts.; 25x87:6; suitable for flats; all street work done.

BALDWIN & HOWELL,
10 Montgomery st.

O. F. VON RHEIN & CO.,
513 CALIFORNIA ST.
IMPROVED.
30x160 to rear street—Mission st., near Fourth; brick improvements; rents $146 50; $26,000.
Montgomery ave., through to Washington st.; brick improvements; rents $190.
48x120 to rear street—Ellis st., near Jones; 11-room house; rent $65.
27:6x87:6—California st., near Larkin; 2 flats; rents $66 50; always rented.
47:6x137:6—Broderick st., north of Golden Gate ave.; residence, stable, grounds, etc.
20x80—Mission st., near Third; store and dwelling; $15,000.
37:6x55—Mason st., near Post; 2-story double houses; rents $57 50; $12,000.
50x137:6—Pine st., near Larkin; old improvements; $10,000.
20x57:6—Corner Dupont and Hinckley; store and lodging-house; rents $85; $9000.
50x75—Clementina st., near Fifth; 2 houses; rents $71; $8500.
27:6x120—With improvements; on Linden ave.; Hayes st., near Laguna; $6500.
25x80—Fourth st., near Harrison; store and flat; $6800; sale urgent.
25x60—Commercial st., near Front; brick building; $5000.
61x117—6 modern flats; rents $110; sunny and fashionable; Mission belt.
28x75—Corner Eighteenth and Collingwood sts.; store and flats; $7000.
49:6x98—Corner Second and North Park lane; 12-room house; $7000.
25x85—Nineteenth st., near Valencia; 2-story house of 8 rooms and bath; $5000.
24:3x69:9—Green st., near Powell; new modern bay-window flats; rents $38; $4500.
40x137:6—Chestnut st., near Stockton; 4 flats; rents $35; $4000.
25x87:6—Twenty-fourth st., near Guerrero; 8-room house; $4000.
25x66—Green, near Hyde; modern double flats.
20x76:6—Vallejo st., near Powell; $4000.
25x122:6—Shotwell st., near Twenty-fourth; 2 flats; $3800.
20x58:9—Brannan place, north of Green st.; 2-story house and rear house; rents $24; $1600.
25x75—Shipley st., near Sixth; 6 flats; rents $35; $3100.
25x114:6—Twenty-second st., near Guerrero; 2-story house; $2900.
25x80—Federal st., near First; front and rear house; rents $26; $2250.
24:6½x90—Twenty-sixth st., near Harrison; cottage; $2100.

UNIMPROVED.
50 varas—Hayes and Lyon sts.
65x117:6—Church and Twenty-third sts.
25x100—Florida st., north of Eighteenth; adjoining Union Brewery; offer wanted.
80x71:10—SE. corner Polk and Lombard sts.
24x81:3—Corner Fillmore and Germania; $2750.
37:4½x137:6—Greenwich, near Polk; $2000.
25x115—Scott st., near Washington.
25x85—Thirteenth st., near Stevenson; 2 lots.
25x100—Valencia, bet. 13th and 14th; 4 lots.
25x95—Thirteenth, bet. Valencia and Jessie.
25x110—Noe st., near Ford; $1500.
60x188—Corner B st. and Twenty-fifth ave.
25:8x114—Twenty-eighth, near Dolores; $1000.
25x90—Twenty-fourth st., near Douglass; $850.
Silver Terrace Homestead lots cheap.

IF your property is mortgaged and you need more money see H. MURPHY, 630 Market st.

RENTS $38. PRICE $3000.
6 flats south of Market st.; lot 25x100; property all rented; these flats must be sold; will shade this cheap price.

NEW PARK PANHANDLE.
3 fine new modern flats rented for $87 50; lot 25x106; price $9000.

SEVENTH ST., NEAR NEW POSTOFFICE.
Store and 3 rooms below, 8 rooms above; rents $50; price $5000; will take less.

A CHEAP HOME
In Western Addition; Bush st., near Webster; 7 rooms and bath; lot 23x75; only $3300.

A BRICK HOUSE,
9 rooms and bath, 2 patent closets; south of Market st.; big lot, 37:6x75; reduced to $2950.

PRICE $6250. RENTS $60.
2 fine flats near the Park; lot 25x103; a good buy.

NEAR GOLF CLUB,
On Seventh ave., bet. Lake and Presidio; lots run back to Mountain Lake Park; $750 and $1000.

VERY CHEAP.
Lot on Fourteenth, near Market; 26x115.

A SAN RAFAEL HOME.
Beautiful place in San Rafael; residence of 15 rooms with lot 266x100; will be sold at a great bargain.

SEND FOR OUR LIST
Of Panhandle and Alamo square lots, also Pacific and Presidio Heights lots.

McAFEE BROS., McAFEE BROS.,
108 Montgomery st., San Francisco.

NEW MODERN CORNER FLATS—
BIG BARGAINS.
PRICE $4800.
RENTS $540 PER YEAR.
Flats contain 5 and 8 rooms each, with every known modern convenience contained in a new building; street bituminized; terms to suit purchaser. Apply to F. NELSON, cor. Twentieth and Castro sts.

CITY REAL ESTATE.

EASTON, ELDRIDGE & CO.

PINE-ST. RESIDENCE.
$8,000—Elegant residence of 12 rooms and bath and stable; A1 condition; street bituminized; cement sidewalk; bank mortgage of $5000, can remain; lot 42x137:6.
$7,500—Substantial well-built house of 9 rooms and bath; also stable in rear; street bituminized; cement sidewalk; California and Fillmore street cars; 2 lots, 25x137:6 each.
INVESTMENT IN OUTSIDE LAND.
Offer wanted on outside land block; few blocks from ocean boulevard; must be sold.
BARGAIN.
$6,000—On north side of Golden Gate ave.; 2 stores and cottage; rents $50 per month; large lot, 43:6x137:6 to rear street.
PRESIDIO HEIGHTS CORNER RESIDENCE.
$15,000—Elegant modern residence, built Colonial style; commands an unsurpassed view of bay and Mount Tamalpais; interior of house finished in hardwood; beautiful mantels; gas and electricity throughout the house; large corner lot; 87:6x100.
A SNAP.
$3,500—A fine pair of flats; sunny side of street; half a block north of Market st.; street bituminized; land alone worth more than price asked; rents $32 per month.
SANCHEZ-ST. FLATS.
$3,000—2 flats of 5 and 4 rooms, bath and basement; all modern conveniences; almost new; street work all done; lot 25x100.
MAKE AN OFFER.
A fine block of lots on San Bruno road; must be sold.
TO CLOSE AN ESTATE.
Will sell for debts and expenses a well-built cottage in one of the best parts of the Mission, near Twentieth and Valencia sts.; at a small expense can be made into flats.
McALLISTER-ST. FLATS.
$4750—3 elegant flats of 6, 5, 5 rooms; rents $44; street bituminized; near Park Panhandle; 25x137:6.
TEHAMA-ST. INVESTMENT.
$3,000—2 blocks from Third and Market sts.; 4 flats, rented low at $32 per month; will take lot in part payment.
INVESTMENT IN FLATS.
$2,600—Rents $396 per annum; 4 fine flats of 4 rooms each; separate basement; street bituminized; cement sidewalk; lot 26 x100.
MISSION COTTAGES.
$2,500—Nice cottage of 8 rooms; finished basement; on Alabama st.; choice location; cash above mortgage $1000; lot 25x100.
We hold our regular auction sales every two weeks. For further particulars apply to
EASTON, ELDRIDGE & CO.,
638 Market st.

HOUSES and cars built on easy terms near the loyely ocean beach, Forty-eighth ave. and J st., within 10 minutes' walk of the Cliff and fronting the Boulevard. Branch office established on the block. A free bus will be run to-morrow from the Boulevard station to block 722 for inspection from 10 to 4.
JACOB HEYMAN & SON, Owners and Builders, 19 Montgomery st.

3 NEW houses for sale on the Heyman Tract, Twenty-third st. and Hoffman ave., on $15 and $20 monthly installments. Stop paying rent. Do not delay, but come and see us for explanation. You can get a home for your rent money instead of enriching the landlord month after month.
Take Mission-st. cars, transfer to Twenty-second st. Ride to the terminus of the line, which brings you to the tract. Our branch office is near by, where our agent will talk to you.
JACOB HEYMAN & SON, Owners and Builders, 19 Montgomery st.

$10 MONTHLY will buy you a new 3-room cottage near Holly Park; near Mission electric cars.

$100—LOTS in Colma, on the electric road; easy terms. JACOB HEYMAN, 19 Montgomery.

$100—LOTS south of Golden Gate Park in block 828, close to block 726; $10 down and $2 50 per month. JACOB HEYMAN & SON, 19 Montgomery st.

IF your property is mortgaged and you need more money see H. MURPHY, 630 Market st.

CENTER & SPADER,
REAL ESTATE AGENTS,
11 MONTGOMERY ST. (Lick House Block.)
$11,000—Must be sold to close an estate; choice lot on Brannan st., nr. Fourth; 100x120.
$21,000—Rents $200 per month; substantial business property on Mission st.; large lot, 50x245; this is positively cheap.
$9000—Price reduced; rents $100 per month; stores and flats; on Stockton st.; a snap.
$5500—Rents $60; store and flat of 6 rooms; 2045 Folsom st., nr. Seventeenth; always rented; lot 25x106; a bargain.
$4000—Modern residence on Twentieth st., nr. Valencia; 6 rooms and bath.
$2250—Choice lots on Guerrero st., nr. Twentieth; street work complete; 25x100 each.
$900—Nice building lots on Florida st., nr. Sixteenth; 25x100 each.
$425—Make an offer; 2 modern flats of 4 rooms and bath; rents $25 per month; No. 132 Parker ave.; lot 25x100.
$4250—Choice lot on Devisadero, nr. Washington; 32x100; street work all done.
$3000—Snap; lot on Washington, nr. Devisadero; 37:6x62; street paved and accepted.
$6000—NW. cor. Devisadero and Washington; 30x100; cheap.

A. J. RICH & CO.,
REAL ESTATE AGENTS, 112 Montgomery st.

$9000—Must be sold; reduced from $12,000; an elegant residence, 10 rooms and bath; in finest condition; sanitary plumbing, etc.; Bush st., near Webster; make an offer.
$11,000—Fulton st., near Pierce; large residence lot, 30x137:6; opposite Alamo square; fine view; make an offer.
$11,000—Post-st. residence, between Van Ness ave. and Franklin st.; 10 rooms and bath; lot 27:6x137:6; choice location.
$4100—Haight st. and Central ave.; choice lot; 3 frontages; fine location for building flats.
$3200—McAllister st.; lot 25x137:6; near Devisadero st.; convenient to cable and electric cars.
BUSINESS INVESTMENTS.
$300,000—Downtown business location; pays 5 per cent net; 5-story brick building.
$30,000—Taylor st., near Market; good improvements.
$15,000—Geary st., bet. Mason and Taylor.
A. J. RICH & CO.,
REAL ESTATE AGENTS, 112 Montgomery st.

IF your property is mortgaged and you need more money see H. MURPHY, 630 Market st.

VAN NESS AVENUE.
.....THREE 50 VARAS
FOR SALE AT LOW PRICES.
137½x109 NE. cor. Van Ness ave.
.....and Lombard st.
137½x109 SE. cor. Van Ness ave.
.....and Chestnut st.
137½x123 SE. cor. Van Ness ave.
.....and Francisco st.
The above offered at very low figures to close a business investment if sold immediately. Address box A-23, Call office.

$2000—MODERN cottage; 1-year-old; on Twelfth ave., near Clement; owner has to leave; can arrange; easy terms.
$775—25x100; great bargain; lot on Dolores, near Twenty-ninth.
$600—Great snap; 25x190; lot on Masonic ave., near Congress; on the grade; $900 has been refused for it.
$400—Very cheap; lots on Prospect, near Esmeralda; close to Mission-st. cars.
McEWEN BROS., 118 Montgomery st.

$12,000—A FINE buy; 5 modern flats on Hayes st.; income $1224 per annum; lot 50x137:6.
$10,250—Three modern flats nr. Laguna and Golden Gate ave.; rents $80 per month.
$3750—Two modern flats of 4 and 5 rooms; fine location; always rented.
$1000 each—Eight choice lots on Ashbury Heights; a fine opportunity for a builder.
ENGLISH & MORRISSEY, 630 Market st.

$1000—AT Menlo Park; large lot with comfortable cottage; or will rent for $10 per month. Apply to owner, MRS. ROSENGARTEN, on premises, Menlo Park Villa lots or McEWEN BROS., 118 Montgomery st.

FINE cozy new cottages, 5 and 6 rooms, on Tiffany ave., near Twenty-ninth and Mission; well constructed and strictly modern; everything to make them nice and comfortable. Apply on premises to-day; easy terms.

BOULEVARD, 19th ave.; lots 25x120; prices, $225; $10 down and $10 per month; free carriage to intending buyers; branch office 622 Stanyan st., between Haight and Waller; go out to-day. McEWEN BROS., 118 Montgomery st.

HOUSE and lot with 2 flats; 706 Birch ave., bet. Webster and Buchanan; $500 down, balance same as rent. Apply W. WOLF, 403 Ellis st.

SOL GETZ & BROTHER,
ROOM "A," CROCKER BUILDING.

HEADQUARTERS FOR PARK LOTS.

$100—$300—Choice lots near Ocean Beach; very easy installments.

$100—$125—Bargains! Level lots in Ocean View, near electric cars; $10 down; $5 monthly.

$400 to $1000—Beautiful Sunset Heights lots; superb view; fine climate; $25 down; $10 monthly.

$250 to $700—Choicest Richmond lots; all bargains; easy payments.

$100 to $300—Lots near Mission-st. electric cars; ready to build on.

Branch office on Ninth ave., near H st.; open Sundays.

SOL GETZ & BROTHER,
ROOM "A," CROCKER BUILDING.

C. C. BEMIS, Real Estate and General Land Agent, 324 Montgomery st.
Make offer—Northeast corner Twenty-seventh and Douglass sts.; must be sold; 80x114 feet.
$2800—North line Carl st., near Stanyan; 50x137:6 feet.
Residence and lot—North line Pacific ave., near Webster; lot 30x127:8¼ feet.
In Berkeley—Corner lot; 87x150, with modern house of 9 rooms.

FOR sale—Corner house on Ellis st.; central; reasonable; no agents. Box 909, Call office.

CITY REAL ESTATE.

MADISON & BURKE, Real Estate Agents.
Established 1858. 626 Market st.

Stockton st., first block from Market; fine piece of business property at a bargain.

Mission st., bet. Ninth and Tenth; 2 flats; can be raised and store put under at small expense; lot 30x87:6; a bargain.

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 23x137:6.

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

$2600 only for a nice 2-story house in perfect order; Hampshire st., near Eighteenth; lot 25x100.

$5000—Three flats; Twenty-first st., near Valencia; rents $39 per month; lot 23x90.

$5000—O'Farrell st., near Devisadero; 3 houses; rents $42 per month; lot 45x80.
$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.

$1500—Near Sixteenth and Church sts.; cottage of 4 rooms and lot 26x70.

UNIMPROVED PROPERTY.
$20,000—Pacific ave., southwest corner Octavia st.; 50x127:8.
Corner on Haight and Octavia sts.; 1 block off Market; 37:6x100; offered low; one-half purchase can remain at 6 per cent.
$5200—Oak st., opposite the Park, near Clayton; 50x137:6.
Church st., near Sixteenth; 50x125; only $2000 per lot.
$2000—California, near Broderick; 24:9x82:6.
$3500—Bryant, near Twenty-fifth; 52x100.
2750—Clay st., near Spruce; 27:6x127:8.
$2000—Twenty-first st., near Sanchez; 50x114.
$1600—Filbert st., cor. Buchanan; 25x90.
$1750—Union st., near Webster; 25x100.
$1000—Seventh ave., near J st.; 25x120.
$900—Twenty-first st., between Diamond and Eureka; 25x97:6.
$800—Jersey st., near Noe; 25x114.
$800—Twenty-first st., cor. Douglass; 30x110.
California st., near Second ave.; 25x100; $800.
$800—Tremont ave., near Frederick st.; 25x75.

MADISON & BURKE, 626 Market st.

JOHN PFORR, removed to 403 Pine st., opposite the Nevada Bank.
$64,000—A centrally located property; 1 block from Market st. and the former Baldwin; improved lot, 55:6x137:6.
$95,000—Fine Market-st. property; east of Third st.
$10,000 only—Just think of it! for 3 2-story bay-window houses; brick foundation; bitumen garden walks; fine view; on Haight st., near Webster; large lot; rent $75.
$25,000—Rent $188; fine business proposition on Larkin st., south of Geary; large lot; substantial 3-story bay-window house, 2 stores and 8 flats of 6, 5 and 4 rooms each.
$25,000—Rent $160; a prominent northwest corner, 65x100 feet; improvement of 3 stores and 3 flats above and 2 cottages, all rented; $38,000 was offered for it and refused some 4 years ago; there is a fortune in this property.
$20,000—Mission st., near Sixth; lot 45x80 feet, with 2 10-room houses, which should be raised and stores put under to make it one of the best-paying properties.
$28,500—Rent $2710 per annum; a splendid business corner in Western Addition.
$3750—Rent $30; business property; store and flats; always rented.

PAYS 19 per cent—Owner will sell next Monday or Tuesday, not later, for $2750 cash or part cash and mortgage property on Clementina st., near Fourth; rents $49; only chance in your life. Owner, 131 Montgomery, room 26.

$1300 AND $2400—$100 cash, $25 a month; 4 and 5 room cottages, with bath and basement; all latest improvements. 824 Elizabeth st. or 118A Eleventh. J. ANDERSON, Builder.

A—$10,250; BUSINESS property; Western Addition; prominent corner; 3 stores, cellar and stable; improvements new; great bargain. L. OESTERREICHER, 11 Montgomery st.

$6000—2 ELEGANT flats, 6 and 7 rooms; basement partly finished; large stable. 2229 and 2231 Fifteenth st., between Noe and Castro; owner lives lower flat.

IF you have lots that you wish to sell north of the park, from First ave. to the ocean, then call on W. J. GUNN, 410 Montgomery st.

CASH snap—Three stores with living rooms; on Mission st.; lot 64 ft. front; price $5500; cash, $3500; balance can remain. ROBINSON, 22½ Geary st., room 27.

CHEAPEST and best in America—The Weekly Call, 16 pages, sent to any address in the United States or Canada one year for $1, postage paid.

COUNTRY REAL ESTATE.

10-ACRE tracts of fine fruit land near Newcastle, Nevada and Placer counties; finest Bartlett pear belt in California; over 2000 bearing fruit trees near by; no interest; no taxes; $15 to $25 per acre. JACOB HEYMAN & SON, 19 Montgomery st.

DAIRY farm on shares; cows, horses and pigs, chickens, orchard; all utensils; good chance for a responsible man and wife; no capital required. Apply in person to R. E. ROWLAND, Orinda Park, back of Berkeley.

$9000—MAKE offer; a superb-paying home, 2 miles from Santa Clara; 13½ acres, all in bearing trees; large house, barn, windmill, tank and all implements. Inquire at 9 Geary st., room 15.

LAKE County; stock, grain, fruit and poultry ranches; improved and unimproved. C. H. BOLLES, Kelseyville, Cal.

WATSONVILLE; 20 acres; apples; prunes; improvements; $2500. ANDREW PRICE, 206 Kearny st., room 306.

MARIN CO., 26 miles from S. F.—$40 to $80 per acre; choice lands in tracts of all sizes; improved farms, chicken ranches, hay, grain, fruit and vegetable lands; easy terms; rail and water transit; good schools. HOME AND FARM CO., rm. 27, 8th floor, Mills bldg., S.F.

FOR SALE—Chicken ranch and suburban house, 4 acres, cheap. T. Abrams, Petaluma.

NEW rich land near city; small and large tracts; 2150 acres sold to 120 families; 7500 acres left. For particulars of immense crops raised in dry season of 1897-98 address THE COTATI CO., 302 California st., S. F.

$5 TO $30 an acre; list free; crops sure. M. GRIFFIN, Cottonwood, Shasta County, Cal.

BELVEDERE REAL ESTATE.

BELVEDERE.
For sale—A bargain; one of the handsomest residences on beautiful Belvedere; 8 modern rooms and large lot; fronting on both roads; one-third cash, balance monthly. Box 38, Call office.

PROPERTY TO EXCHANGE.

EQUITY of $5000 in city residence, best street, for country home; state particulars. Box 18, Call office.

2 LOTS; 50x120 in all; south of Park, on 7th ave., bet. K and J; in exchange; house and lot in Oakland, Alameda or Berkeley; worth about $2000. Address A. D., Fruitvale P. O.

GOOD-PAYING Eastern property for California real estate, stock land preferred; table board for groceries; table board for piano. 712 Eleventh st., Oakland.

ALAMEDA ADVERTISEMENTS.

ALAMEDA REAL ESTATE.

JUST A FEW LEFT BUT
ROOM FOR MANY MORE.
4, 5, 6, 7-room cottages, near schools and stations; from $1000 to $3500; easy installments; just like paying rent; make an offer.
Houses built on easy terms; no reason for not having a home.
MARCUSE & REMMEL,
Bay-st. station, Alameda, and 630 Market st., San Francisco. Open Sundays and holidays.

$800—5-ROOM house; lot 50x130.
$1900—Modern house of 5 rooms; lot 40x130.
$7500—Lot; San Antonio ave.; 140x150; highly improved.
$10,000—Central ave.; 75x150; elegant house, 10 rooms.
We offer a special bargain in lot 50x150, first-class location, $1250, or will build house to suit.
Furnished and unfurnished houses to rent.
E. D. JUDD CO.,
1424 Park st., Alameda.

$2000—LARGE corner lot and 6-room new modern cottage (to order); 5-room cottage, $1800. J. H. YOUNG, Builder, 1243 Park st.

$1450—LOT 50x125:6; on Central ave.; great bargain. GEO. W. H. PATTERSON & CO., 1706 Market st.

FOR sale—House, 5 rooms and bath; lot 35x115. Apply 1825 Pacific ave., Alameda.

ALAMEDA ROOMS AND BOARD.

HOME for ladies in delicate health; large grounds; private. MRS. DUNKE, 1416 8th st.

ALAMEDA FURNISHED HOUSES.

BEAUTIFUL furnished house in Alameda; 12 rooms and bath; sunny corner; large grounds and stable; full particulars at office. BURNHAM & MARSH CO., 20 Montgomery st.

PROPERTY WANTED.

WANTED—House of 6 rooms, with 3 or 4 acres of land with fruit trees and vegetable garden around San Leandro, Haywards, Fruitvale. Apply Call Office.

HOUSE and lot wanted; $2500 to $3000; cash. Box 32, Call office.

FINANCIAL.

ALL kinds stores and saloons bought; short notice. J. GOLLOBER, 25 Battery st.

MONEY to loan—Real estate, 2d mortg., chattels, etc. Harper & Kreiger, 312 Examiner blg.

OAKLAND ADVERTISEMENTS.

OFFICE—908 BROADWAY.

OAKLAND REAL ESTATE.

WILLIAM J. DINGEE.

OAKLAND, ALAMEDA AND BERKELEY
REAL ESTATE.

San Francisco office, rooms 15 and 16, Mills building, second floor.

OAKLAND OFFICE—CORNER EIGHTH
AND BROADWAY.

$35,000—On Thirteenth st., near Washington; 50 feet frontage; 3-story brick; income $200 per month now; value increasing; sure and growing income.

$10,000—A Clay st. corner; right on line of improvement; sure to be in the heart of Oakland's business center; 40x103.

$10,000—Fine income property; rents $90 per month; 75x75; a corner; 4 buildings; good location for business; will always rent; owner will exchange ½, balance cash or mortgage.

$140,000—Broadway business block; 100x150; on prominent corner; income $886 per month; steady tenants; 3-story building in perfect condition; ½ cash or mortgage at 6½ per cent, balance in A1 grain or sugar beet land; best business corner in Oakland.

$2500—A desirable cottage home near narrow gauge local to San Francisco; 6 rooms and bath; in fine order; lot 100x200; former price $3250; must sell.

$40 per front foot—In Boulevard Terrace, near Lake Merritt; surrounded by the very best homes; on bituminized street; 200 feet frontage in subdivisions to suit; cost present owner $80 per foot.

$3000—Modern 2-story house; corner lot; near local station; to exchange for other property; will pay from $2000 to $3000 difference.

$7000—15 acres fine rolling land, near