REAL ESTATE—CITY—FOR SALE.

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

$65,000—Rents $350 per month; a 3-story and basement brick building in wholesale district.
$30,000—Rents $122 per month; choice corner on Polk st., near Sutter; improvements consist of 3 stores, flat and dwelling.
$21,000—Rents $145 per month; choice downtown corner; 2 substantial brick buildings; always rented; 37:6x80.
$20,000—Rents $163 50 per month; Washington st.; 6 modern flats of 5 and 6 rooms and bath each; in perfect order and steadily rented; 42:6x137:6.
$16,500—Rents $100 per month; Ellis st., near Hyde; 3 modern flats of 6 and 7 rooms and bath each; in perfect order; 26x87:6.
$15,000—Rents $120 per month; Pine st., near Hyde; 3 substantial flats of 7 and 8 rooms and bath each, with rear cottage; 34x137:6.
$12,500—Rents $90 per month; desirable corner on Bush st.; substantial improvements, consist of store and 2 flats; steadily rented.
$12,000—Rents $85 per month; Hayes st.; 3 modern flats of 5-6-7 rooms and bath each; stable in rear; 27:6x120 to rear street.
$10,250—Rents $85 per month; choice corner on Jones st.; new improvements; three modern flats of 6 rooms and bath; elegantly finished and commanding a view.
$8,500—Rents $81 per month; Jackson st.; 3 modern flats of 7-8 rooms and bath each; 25x127:8¼.
$8,000—Rents $78 50 per month; Folsom st.; 3 newly constructed flats of 5-6 rooms and bath each; 25x86.
$7,750—Rents $55 per month; Buchanan st.; 2 modern flats of 5-6 rooms and bath each; in perfect order; a good buy.
$7,500—Rents $35 per month, which is low; Hyde st.; 2 stores and flat of 6 rooms and bath.
$7,500—Choice corner on Broderick st.; well-built 2-story house of 8 rooms and bath; in perfect order; commands a nice view; 25x100.
$4,500—Rents $35 per month; Sacramento st.; 2 bay-window flats of 5 rooms and bath each; brick foundation, etc.; 31x127:8½.
$4,500—Rents $40 per month; Oak st.; 2 flats of 6 rooms and bath each; in good order; 25x75.
$4,250—Rents $35 per month; Twenty-fifth st.; 2 bay-window flats of 5-6 rooms and bath each; corner lot.
$4,250—Reduced; near 24th and Dolores sts.; a well-built and handsomely finished house of 8 rooms and bath; costly mantels, art glass, etc.; 23x117:6 to alley; a snap.
$3,100—Warm belt of the Mission; modern bay-window cottage of 5 rooms and bath; conservatory, stable and carriage-house in the rear; 50x90.
$3,000—Rents $26 per month; Hayes st.; 3 flats of 4-5 rooms each.

Call or write for our Real Estate Record, containing a list of properties for sale in all parts of the city.
Latest pocket map of San Francisco, 25c.
G. H. UMBSEN & CO.,
14 Montgomery st.

G. H. UMBSEN & CO., 14 Montgomery st.
AUCTION.
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AUCTION.
Of Investment, Residence and Unimproved Properties.
At our salesroom MONDAY, May 12, 1902,
At 12 o'clock noon.
EDWIN H. MASTICK ESTATE.
Executor's Sale.
Subject to confirmation by the court.
Nos. 1 and 2 will be offered to close the above estate.

No. 1.
No. 103 Commercial st., bet. Drumm and Davis; improvements consist of a two-story brick building; lot 25x59:9.

No. 2.
The following Outside Lands blocks will be offered as an entirety: Nos. 1035, 1036, 1037, 1039, 1109, 1110, 1111, 1112 and portions of blocks Nos. 1038, 1040, 1108, 1113, 1114, 1115, 1116.

CHOICE ELLIS-ST. RESIDENCE.
No. 1619 Ellis st., bet. Scott and Devisadero; a substantial two-story and finished basement residence of 9 rooms and bath; sunny and desirable; rent $37 50 per month; lot 25x137:6.
BUCHANAN-ST. INVESTMENT.
No. 1409 Buchanan st., bet. Ellis and O'Farrell; improvements consist of cottage of 4 rooms and 2 flats of 3-4 rooms each; rent $39 per month; lot 25x90.
GREEN-ST. INVESTMENT.
Nos. 717-719 Green st., bet. Powell and Mason; improvements consist of dwelling of 10 rooms and bath and 2 flats of 5-6 rooms and bath each; bank mortgage of $3000 at 6 per cent can remain; lot 46:6x137:6.
LOMBARD-ST. COTTAGE.
No. 1017 Lombard st., bet. Leavenworth and Hyde; cottage of 5 rooms and bath with stable in rear; lot 21x137:6.
N. D. THAYER ESTATE.
Executor Sale.
Subject to confirmation by the court.
The following seven pieces of property offered to close the above estate:

No. 1.
Lot 15, block 2, Lakeview Tract.
No. 2.
Lot 11, block 26, Lakeview Tract.
No. 3.
Part of lot 1, block 12, Pioche & Robinson subdivision.
No. 4.
Lots 10, 11 and 12, block 738, Outside Lands.
No. 5.
Part of lot 59, block 9, Flint Tract Homestead Association.
No. 6.
Two lots, block 19, Market-st. Homestead Association.

For catalogues and further particulars apply to
G. H. UMBSEN & CO.,
14 Montgomery st.

G. H. UMBSEN & CO., 14 Montgomery st.
AUCTION
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AUCTION
Of Residence, Investment and Unimproved Properties at our salesroom, MONDAY, May 19, 1902, at 12 o'clock noon.

FORECLOSURE SALE.
The Following Three Properties Must Be Sold:

No. 1.
2811-2813 Green st., near Baker—Two substantial and well-built flats of 6-7 rooms and bath each; rents $33 per month; lot 31:6x125.
—ALSO—
Two choice buildings lots, 25x125 each, and cottage of 5 rooms; rent $10; lot 25x125, irregular. Terms—One-third cash, balance 1, 2 or 3 years at 6 per cent.

No. 2.
2800-2802 Gough st., NE. cor. Filbert—Two flats of 6 rooms each; rent $30 per month; lot 80:1x110.
—ALSO—
Six building lots, 25x110 each. Terms—One-third cash, balance 1, 2 or 3 years at 6 per cent.

No. 3.
2601 Post st., SW. cor. Lyon—Improvements consist of store and dwelling; lot 30x92:6, irregular. Terms—One-third cash, balance 1, 2 or 3 years at 6 per cent.
HOWARD-ST. BUSINESS PROPERTY.
1126 Howard st., north line, near 7th—Substantial 3-story and basement building, containing store and two flats of 8 rooms each; rent $67 50 per month; lot 25x90.
CHOICE RESIDENCE LOTS.
SW. cor. Union and Scott sts.—Four desirable residence lots, 27:6x110 and 137:6; this location is rapidly becoming very choice residence property.
Washington st., south line, between Central ave. and Walnut st.—Four desirable residence lots, 27:6x127:8¼ each; these lots are nicely located and command a marine view.
Washington st., north line, between Lyon st. and Central ave.—Two choice and select residence lots, 25x102:8¼ each.
CHOICE WESTERN ADDITION RESIDENCE.
969 Hayes st., near Steiner—An elegant two-story and basement residence, containing 15 rooms and bath, handsomely finished and so arranged that it could readily be occupied by two families; gas separate for each floor; large attic; key lot, 25x137:6; sun all day.
WASHINGTON-ST. RESIDENCE.
2530 Washington st., north line, near Steiner—Bay-window residence of 10 rooms and bath, beautifully situated and opposite Lafayette square; an excellent residence location; large lot, 44x102:8¼.
PACIFIC HEIGHTS BUILDING LOTS.
NE. cor. Jackson st. and Central ave.—This choice corner, 81:2x127:8¼, we will offer in subdivisions; nicely elevated and commanding an unobstructed marine view.
BROADWAY-ST. INVESTMENT.
1117-1117½ Broadway, near Jones st.—Good improvements; consist of 3 flats of 3-4-4 rooms each; rents $23 50 per month; brick foundation, stone walks, etc.; bank mortgage of $1300 at 6 per cent can remain.
MISSION BUILDING LOT.
Twenty-fourth st., north line, between Diamond and Douglass—Desirable building lot, 25:10x114.

For catalogues and further particulars apply to
G. H. UMBSEN & CO.,
14 Montgomery st.

HEADQUARTERS FOR PARK LOTS.
Our Sunset Lots Have no Equal!
$500 to $1000—On graded and sewered streets; superb view; $10 monthly.
$100 to $450—Choicest Ocean Boulevard lots; $5 monthly.
Sunset Branch Office, Ninth ave., near H st.
$400 to $800—Richmond lots; no one can beat us.
$1000, $1400 to $2500—Modern cottages; all bargains; easy terms.
SOL GETZ & BROTHER,
Room 54, Chronicle Building.

A SACRIFICE; cottage, 8 rooms, $1400; terms same as paying rent. Apply SE. cor. Alabama and Montcalm sts.

$5000—PACIFIC Heights; corner lot. THE McCARTHY CO., 646 Market st.

REAL ESTATE—CITY—FOR SALE.

BALDWIN & HOWELL,
10 Montgomery st.

$38,000—Rents $2520 per annum; large lot on a street running level with Market and close to City Hall; well improved.
$3000—4th ave., near Clement st.; splendid cottage of 5 rooms, bath, high basement, etc.; lot 25x120.
$6000—Rents $600 per year; 22d st., near Valencia; lot 25x114; 2 flats of 5 and 6 rooms and bath each; also rear house of 4 rooms and bath.
$10,000—Mission warm belt; Liberty st., near Valencia; large building, suitable for doctor's private home or sanitarium; lot 50x114.
$3,250—Corner residence on 23d st., near Sanchez; two-story bay-window house of 8 rooms and bath; lot 37:9x65; bargain.
$10,500—Bush st., near Taylor; rents $90 per month; splendid 3-story bay-window building; inside location; worth investigating.
$9000—Business corner; pays 10 per cent net; large lot, 75x75; lot alone worth $7500; improvements consist of store and flats; new throughout; sanitary plumbing, etc.; store used as a grocery; thickly populated district, south of Market st.
$3600—Rents $39 per month; near corner of Folsom and Tenth; 4 separate flats; splendid repair; good tenants; lot 27x75; worth investigating.
$40,000—Full 50-vara lot, 137:6x137:6; old buildings at present rent for $232 60 per month; only 2 blocks from Market st.; a handsome increase can be realized in the near future.
$6250—Price reduced from $7500; owner anxious to sell; lot 50x75; 6 flats on Ritch st., near Third and Brannan; rents $73 per month.
$4500—Terms easy; Castro st., near 21st st.; new modern, up-to-date house of 7 rooms and bath; lot 25x125; open today (Sunday).
$4000—2d st., near Bryant; lot 22:6x74; 2 flats of 7 and 8 rooms and bath each; rents $32.
$45,000—N. E. business corner, on prominent thoroughfare in Western Addition; new building; stores and flats; large lot, 63x110; pays over all expenses 8½ per cent net.
$27,500—Corner on Kentucky st., close to Union Iron Works; frame buildings in houses and flats; rents low at $155 per month; extra large lot, with 3 frontages; 75x200.
$2700—Cottage of 5 rooms and bath, in splendid repair; lot 25x100; Twentieth st., near Castro. We can arrange terms.
$12,000—O'Farrell st., near Devisadero; modern building of 3 flats; rents $92 50 per month; lot 27x137:6.
$1700—Stone st., off Washington, near Powell; splendid 3-story frame building of 12 rooms, bath, etc.; same tenant for years; pays $18 net per month; can be easily increased.

BALDWIN & HOWELL, 10 Montgomery st.

MADISON & BURKE.
(Established January, 1858.)
REAL ESTATE AGENTS.
FULL CHARGE TAKEN OF PROPERTY.
Removed to 30 Montgomery st., opposite Lick House.

CHEAP CORNER.
Corner Thirteenth and Kisslings sts., near Folsom; 50x73; 2 buildings; well rented; $9000.

NEW RESIDENCE.
$5000—New house; Lake st., corner of Eighth ave.; 50x72; 8 rooms; finished attic and basement.

INSIDE INVESTMENT.
$10,000—O'Farrell st., near Polk; large house; lot 22:11x120 to rear street; this is an improving location.

HOWARD STREET.
$8000—Very cheap; store, flat and rear house; rent $70; lot 25x90; Howard, bet. 10th & 11th.

MARKET-ST. CORNER.
$16,000—Market-st. gore lot, intersection of Ridley st., 99 feet on Market; covered with stores; this is a bargain.

$14,000—Stockton st., near Sutter; 3-story brick building, paying good interest; new and substantial improvements.

$6250—Laguna, near Fell; two nice flats; rented low at $45 per month.

Flats renting for $26; on Seventeenth st., nr. Castro; lot 25x100; price $3500.

$5000—San Jose ave., near Twenty-ninth st.; flats and store; rents $52; lot 36x81.

$2000—Nice cottage home on Nineteenth st., near Eureka; modern; 5 rooms and bath; lot 25x75.

$5000—Turk st., near Steiner; good 8-room house, with stable in rear; lot 25x137:6; large yard.

LOTS.
Only $8000—100x125; east line Castro st., between 17th and 18th; cheapest lots in this location; street work all done; Market-st. car system passes.

$3000—Corner Twenty-fifth and Alabama sts.; 50x100; a good corner to improve.

$2500—Steiner st., near Waller; a choice building lot; cheap; 25x91:6.

Lots on Twentieth ave., between Clement st. and Point Lobos ave.; a choice line of lots, $550 and $600, on easy terms if desired.
MADISON & BURKE,
30 Montgomery st.

R. D. CRANSTON & SONS,
114 Montgomery st.

$25,000—Market-st. investment; lot 38:11½x124, with old improvements; "a pick-up."
$15,000—Three flats; rents $1530 per annum; lot 25x155.
$7,500—Two flats; rents $810 per annum; lot 25x134:8½.
$6,000—Two fine flats; west side of street, near Park; 25x125; rents $600.
$5,750—Elegant residence in Panhandle district; 7 rooms and bath; "just what you want."
$5,500—Fine home of 8 rooms and bath; north side; lot 25x137:6.
$3,750—New residence of 6 rooms and bath; modern; west side; fine view.
$44,000—An investment on north side of Mission st., near 4th; 55x90.
$30,000—Corner Post and Fillmore; 91:3x100.
$7,500—80x100; corner near Park.
$4,500—Northeast corner on Golden Gate ave.; 50x100.
$4,500—$2250 each; 2 lots on north side of Fulton st.; 50x137:6.
$4,200—North side; marine view; 55x100.
$2,250—Belvedere, near Waller; 25x121:10½.
$1,650—Key lot near Park; 25x137:6.
$1,600—De Long ave., above Frederick; 30x85.

F. R. GRANNIS,
Real Estate, 322 Montgomery st.

$10,500—Special; Pine st., near Taylor; sunny side; 28-foot front; 2 houses, 8 rooms each; worth double in 2 years; make offer.
$5,800—Good 10-room house; Webster st., near Pine; lot worth $4250.
$7,500—Clay st., near Broderick; lot 57:6x127:6 and 2 cottages; make offer.
$5,000—6-room house; Clay st., near Steiner; 25x102; well rented.
$5,500—9-room house; north side Sacramento st., near Pierce; 25x128.
$725—Snap; lot 25x100; on California st. South, near First ave.
$2,500—Fine lot for swell flats; Walnut, near Clay; 25x137:6.

BARGAINS IN RICHMOND.
I have several gilt-edged investments for capitalists in downtown property.
F. R. GRANNIS,
Real Estate, 322 Montgomery st.

CHEAP lot, $1275; Pierce, near Union; 28x82:6; for 2 flats; easy payments; $150 down, installments to suit; electric cars will pass in front; a few steps from the Union-st. cars.
W. J. GUNN, 530 California st.

NEW residence near the Presidio; sunny side of street; half a block from Union-st. cars; fine marine view; houses going up all around; lot 25x107:6; only $3175; easy payments; stone pavement; street bituminized; $800 first payment. W. J. GUNN, 530 California st.

IF you are looking for lots to build flats on go and look at those 2 corners, NW. cor. Broderick and Filbert, 38:2x75, $3000; SE. cor. Webster and Filbert, 25x100, $1675; easy payments. W. J. GUNN, 530 California st.

BARGAINS IN CITY PROPERTY.
$9600—Fine large corner on Devisadero st.; lot 27:8x110; modern 2-story house, 10 rooms and bath.
$100—Nice level lots half block from electric cars; Ingleside; Mission road.
$1500—Sightly lot on Devisadero st., 25x120.
$9000—Business lot, with old 2-story; rents $47; on First st., bet. Howard and Folsom.
$5500—2 flats, 5 and 6 rooms and bath; lot 25x137:6; on Oak st., near Scott.
$3250—New and handsome cottage, 5 rooms and bath; lot 25x90, on Alvarado, between Castro and Hoffman.
$3000—Lot 25x137:6, with 5-room and bath cottage, on Sacramento, near Central ave.; other bargains in city property. Call or address
ROTHERMEL & MERRELL,
507 California st.

$4750—2-STORY frame storeroom and flat 9 rooms; corner; lot 25x100; Mission.
$2750—6-room cottage, bath; high basement; lot 25x100; back yard; Mission.
$3600—2-story frame, 11 rooms and bath; back yard, barn; rent $25; corner; lot 30x100; Mission.
$2900 Each, 5 5-room cottages, bath; back yard; high basement; Potrero ave.
HEALY & CARR Realty & Mining Co.,
Phone James 4121. 713 Market st., room 406.

$35,000—Inside business corner, rents $200 mo.
$4,500—Given away, 6 and 7 room flats, Mission.
$9,750—Three new flats, rents $96 per month.
$3,100—Handsome cottage, 6 rooms and bath, nr. Fourteenth and Noe sts.
$3,000—Grove, nr. Laguna; old improvements; lot 25x60.
$900—Cheap lot, Golden Gate ave., nr. Central, 25x100.
$500—A pickup; 5 lots near Cortland ave.
J. ENGLISH, 11 Montgomery st.

NEW 4-room cottage; San Bruno road; $1150; $50 cash, $16 monthly.
8-room house, bath; $1500; easy terms; near Folsom and 28th sts. Pacific Home Building Company, 89 Nevada Block.

REAL ESTATE—CITY—FOR SALE.

EASTON, ELDRIDGE & CO.,
638 Market st.

AUCTION.
AUCTION.
AUCTION.
TUESDAY .....MAY 20, 1902.
At our salesroom, No. 638 Market st.
At 12 o'clock noon.

MODERN WESTERN ADDITION FLATS.
South side (Nos. 727, 729) Hayes st. and north side (No. 630) Linden ave., 110 ft. west of Buchanan st.—Two modern flats of 6 rooms and bath on Hayes st. and a cottage of 4 rooms on Linden ave., renting exceedingly low at $720 per annum; large lot 27:6x120 feet.

SOUTH OF MARKET INVESTMENTS.
Southwest line (Nos. 42, 42A and 42B) Gilbert st., 105 ft. northwest of Brannan st.—Three well-built flats of 5, 3, 3 rooms and a rear house of 2 rooms, renting for $480 per annum.
ALSO,
Southwest line (No. 44) Gilbert st., 80 ft. northwest of Brannan st.—Improvements consist of 2-story frame building, containing two flats of 6 and 3 rooms; rents $360 per annum; lots 25x80 ft. each. These properties can be bought separately or as a whole.

MORRIS AVENUE INVESTMENT.
West line (Nos. 112, 112½) Morris ave., 135 ft. south of Bryant st.—Two substantial well-built flats, containing 5 and 4 rooms each, gas, etc.; renting for $264 per annum; lot 20x75 ft.

CARL STREET BUILDING LOTS.
North line Carl st., 104 ft. east of Cole—Six large lots, level and ready for building, in a neighborhood in which over 75 per cent of the improvements are new and modern; surrounded by elegant homes; close to Golden Gate Park and the Affiliated Colleges; lot 25x137:6 each.

WESTERN ADDITION FLATS.
South line (Nos. 1109-11) Turk st., 87:6 ft. west of Laguna—Two modern flats of 10 and 6 rooms and bath; key lot to Laguna st.; rents $1080 per annum; lot 25x90 feet.

MISSION BUSINESS PROPERTY.
West side of Castro st., 25 ft. north of Jersey—A handsome piece of unimproved property, directly opposite the Castro-st. carhouse, and on which stores and flats or a lodging-house would pay well; lot 87x80 ft.

TWENTY-FOURTH STREET COTTAGE.
South side (No. 3521) 24th st., 115 ft. west of San Jose ave.—Fine cottage of 4 rooms, in first-class condition. This is a bargain for buyers of this class of property; street bituminized; lot 25x109 ft.

MISSION WARM BELT BUILDING LOT.
East line of Sharon st., 145 ft. north of 16th, and between Church and Sanchez—Elegant level building lot, which would pay well if improved with small flats; lot 25x125 ft.

RICHMOND HOMES.
East line (No. 328) 5th ave., 275 ft. south of Clement st.—Elegant cottage of 5 rooms and bath, with attic and basement; desirably located and modern; lot 25x120 ft.

South line (No. 107) California st., 57:6 ft. west of 2nd ave.—Modern cottage, with brick foundation, of 5 rooms, porcelain bath, high basement, etc.; four car lines within one block of this property; lot 25x100 ft.

West side (No. 231) 2nd ave., 250 ft. north of Clement st.—Modern cottage of 5 rooms and bath, basement, brick foundation; lot 25x120 ft.

GOLDEN GATE PARK LOTS.
Northwest corner of 37th ave. and D st.—Nine elegant corner lots, facing Golden Gate Park; 132:6x200 ft. This property being only a few blocks from the terminus of the electric cars has a fine future and will double in value in the next year.

EASTON, ELDRIDGE & CO.,
638 Market st.

EASTON, ELDRIDGE & CO.,
638 Market st.

$15,000—California st., near Polk; grand key lot 50x137:6 ft.; old improvements pay $1020 per annum; grand site for a family hotel; would consider a trade of Western Addition residence as part payment.

$11,500—Three modern well-built flats of 5-6-7 rooms and bath on Jackson st., east of Van Ness ave.; sanitary plumbing, etc.; rents $1290 per annum.

$9,000—Two well-built modern houses of 8 and 9 rooms and bath on Bush st., near Laguna; lot 37:6x137:6; rents $1290 per annum.

$27,500—Lot and improvements, north line of O'Farrell st., near Mason; 27:6x137:6 feet.

$45,000—Sutter st., near Stockton; lot 37x6x100 feet.

$7,250—Reduced for immediate sale; an extremely well-built home of 9 large rooms and bath on the north side of Washington st., near Webster. This property was built by a contractor for his own home and is first-class in every respect; lot 25x92:4½ feet.

$7,800—Must be sold to close an estate on Bush st., near Broderick; handsome sunny residence of 10 rooms and bath, substantially built, well planned and in good condition; rents $540 per annum; large lot 52x97 feet.

Pays over 13% per annum—Seven flats of 4-3 rooms and bath; reduced from $6000 for immediate sale, asking $5250; well built and in first-class condition; always rented near 7th and Harrison sts.; lot 50x80 feet.

Pays over 15% per annum—Six flats of 3 rooms each, near 9th and Bryant; always rented; bargain; lot 25x80 feet.

PROBATE SALE OF LOTS.
$4,250—Corner on Sanchez st., near 18th; lot 54:2x104 feet.
$2,250—Choice lot on Green st., near Fillmore; 32:6x137:6 feet.
$2,000—Dolores, near 18th; 29x110 feet.
$1,700—Key lot on Green st., near Steiner; 27:6x137:6 feet.
$150 each—Three lots on San Bruno road, Cortland ave.; level and ready for building.
EASTON, ELDRIDGE & CO.,
638 Market st.

McAFEE BROTHERS....108 Montgomery st.
ELLIS STREET.
Fine residence of 7 large rooms; north side of Ellis st., near Buchanan; could be easily changed into flats; price only $7000.
AN INVESTMENT.
One of the best-known private hotels in the city; fine corner lot; owned by estate; bringing good income; heirs anxious to sell; this splendid property can be bought at a bargain; price $100,000.
ONLY $1000.
5-room cottage, near 12th and Harrison sts.; needs some repairing; fine chance for carpenter.
A snap—In Mission warm belt; fine corner on Twenty-first st., near Valencia; 12-room house; property stands the owner over $9000; would make a fine business corner; price reduced to $5750 to make a quick sale.
WALLER-ST. HOME, NEAR SCOTT.
Two stories and basement; 7 rooms and bath; in fine condition; lot 30x110; will exchange for smaller property; price $5250.
RICHMOND LOTS.
Block bounded by Clement, Fourteenth and Fifteenth aves.; very cheap lots; $700 and upward; street work all done; send for plats.
MASON ST., NEAR UNION.
Three-story house; 2 frontages; cheap; $4000.
PANHANDLE COTTAGE.
Fine 8-room cottage on north side of street; sunny key lot; price $6000, or will take unimproved Panhandle property; no reasonable offer refused.
SHRADER STREET.
Best block; fine modern flats, 5 and 6 rooms; rent $57 50; price $6250.
CORNER LOT.
On Pacific Heights, 30x110; fine marine view; price $4500.
FULTON STREET.
Lot on Fulton st., near Fillmore; 32:6x137:6; price $3750.
TWENTIETH-ST. LOTS.
Two lots, all ready to build on, 50x114, between Church and Sanchez sts.; price $750 each.
ONLY $900.
Two good lots on Alvarado st., between 22d and 23d, 50x114 feet; a snap.
DEVISADERO ST., NEAR GEARY.
Lot and improvements; 55x100 feet; fine business property; price $10,500; make offer.
ON ASHBURY ST.
37x90 feet; a cheap lot; only $1500.
CLAY STREET.
In Presidio Heights; 25x102 feet; price $1750; very cheap.
McAFEE BROTHERS,
108 Montgomery st., San Francisco.

RAYMOND, ARMSTRONG & CO.,
Room 2, seventh floor, Mills building.

$90,000—Downtown business property near Market st.; first-class improvements, paying under present low lease nearly 5 per cent net; a gilt-edge investment.
$15,000—Northwest corner Pine st.; 2-story and basement residence, 10 rooms; every room sunny and light.
$11,000—O'Farrell-st. corner; stores and flats; annual rents $1104; a fine property.
$10,000—Folsom, near 6th; stores and rooms; annual rents $960.
$7,750—Broderick, near McAllister; modern residence, 12 rooms; furnace; very desirable.
$6,250—Southeast corner Green and Fillmore; 68:9x87:6.
$5,000—21st, near Noe; 7 rooms and attic.
$4,500—21st, near Noe; 2-story dwelling, 7 rooms and attic.
$3,000—Entire block in Sunset District; cheap.
$600 per lot; 10 fine lots in Richmond, on 19th, 22d and 23d aves.
$4,000—York st., near 24th; Mission warm belt; bay-window residence, 8 rooms.
$3,100—Welsh st., near 4th; 5 flats.

RAYMOND, ARMSTRONG & CO., Mills bldg.

FOR Sale—As a whole or in subdivisions, 50-vara lot, south line Union st.; 137:6 feet east of Pierce. Lot, northeast corner Green and Pierce sts., 103:6x137:6 feet. Inquire of CHARLES C. BEMIS, Real Estate Broker, 324 Montgomery st.

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2 LOTS in Holly Park, one block from Mission; cheap for cash. Lorin Station, Berkeley, Cal.

REAL ESTATE—CITY—FOR SALE.

SHAINWALD, BUCKBEE & CO.,
REAL ESTATE AGENTS,
218-220 Montgomery st.

We desire to notify the buying public that we have a number of first-class investments under contract at very low figures. Principals may call and get full particulars.

$13,500—Fulton, near Steiner st.; elegant modern residence of 15 rooms and bath; lot 37:6x137:6 feet; a bargain.
$2,850—Douglass st., near 17th; good 2-story house of 7 rooms and bath, stable and well; lot 54x137:6 to rear street; another bargain.
$31,500—Bush, near Hyde st.; 14 flats; rents $205 monthly always rented; lot 66x117 feet; fine investment.
$3,700—California st., between First and Second aves.; 2-story house, 7 rooms and bath; hardwood floors; lot 23x62:6 feet.
$3,500—Washington st., near Cherry; grand marine view; lot 35x118 feet; a positive bargain.
$45,000—Jones st., near Turk; lot 55x82:6 feet; frame improvements rent for $170 per month; further particulars at our office.
$6,750—Leavenworth st., near Broadway; four 2-story houses in good condition; rents $54; lot 80x60 feet.
$2,500—Zoe st., bet. Bryant and Brannan and Third and Fourth; tenements; rent $30; lot 25x70 feet; a bargain.
$18,000—McAllister, near Pierce; 3 elegant new flats, just finished; 6, 7 and 8 rooms and baths; rents $155 monthly; lot 25x100 feet.
$10,750—Twenty-second st., near Valencia; a snap; 4 flats on lot 44x114 and vacant lot adjoining of 21x114 feet; flats rent for $72; entire lot 65x114 feet; must sell to close estate; a bargain.
$4,750—Clay st., near Fillmore; good 2-story house of 7 rooms and bath; lot 25x102:8¼; best section in the Western Addition.
$5,750—Sutter st., near Lyon; 3-story house; stable; cottage in rear; total rent $50; lot 27:6x137:6.
$17,500—Devisadero st., near O'Farrell; 5 flats of 6, 7 rooms each; total rents $119; always rented; lot 50x125 and L 27:6x45.
$10,500—Valencia st., near 19th; improvements 2 stores and 2 flats; monthly rents $70; lot 25x80 feet; pays 7 per cent.
$4,750—Golden Gate ave., near Buchanan st.; frame residence; lot 27:6x137:6; a bargain.
$2,300 each—Dolores st., near 15th; lots 23x95 feet each; ready to build on.
$25,000—Mission st., near 8th; lot 39x160 feet to rear street; improvements brick building and 2 frame houses in rear; fine investment.
$6,500—Sutter st., near Octavia; 2-story bay-window residence of 8 rooms and bath; lot 25x110; rents $30.
$26,250—Bush st., near Taylor, N. line; improvements 3-story and basement residence, 14 rooms and 2 baths, and 2-story frame residence of 7 rooms and bath; lot 51:11x137:6 feet. Full particulars at this office.
NW. corner Sutter, inside of Polk st.; frontage on three streets. The most desirable corner on this street left for hotel purposes.
$6,500—Haight st., near Pierce, fine residence of 10 rooms and bath. Owner would stay as tenant at $45 per month on a lease; lot 25x137:6 feet.
$1,200—One-half of outside land block; 212x240 feet irregular. A bargain for an investor.
$2,750—Twenty-fourth st., nr. Diamond; cottage of 5 rooms and bath; lot 25x114.
$2,800—Folsom st., near 15th; lot 25x122:6 feet; a bargain.
$25,000—Franklin st. corner, near Washington; substantial residence of 12 rooms and 2 baths; hardwood floors; lot 55x137:6.
$12,000—N. line of McAllister st.; downtown; store and 2 flats; new; rent $92; pays over 7 per cent net.
$11,000—Scott st., nr. Vallejo; two-story, attic and basement residence of 12 rooms and bath; modern in all respects; full particulars at office.
$14,000—Jackson st., nr. Polk; fine modern residence of 12 rooms and bath; will rent for $90; lot 35x127:8¼; would make fine location for doctor's office and residence.
$11,000—Pacific ave., nr. Octavia; 2-story attic and basement residence of 9 rooms and bath; lot 27:6x127:8¼.
$3,000—Hayes st., nr. Webster; a fine building lot, 24:10x137:6; ready to build on.

Get a copy of our printed list of properties for sale.
SHAINWALD, BUCKBEE & CO.,
218-220 Montgomery st., Mills bldg.

BOVEE, TOY & SONNTAG,
REAL ESTATE AGENTS.
RENTS COLLECTED, HOUSES RENTED and FULL CHARGE TAKEN OF PROPERTY.
624 MARKET STREET.

$4800—Stevenson st., near 13th; 4 flats containing 3 rooms each; rents $42 per month; lot 25x77:6 feet.
$8000—Pacific ave., near Octavia; fine residence, containing 6 rooms and bath; billiard room; lot 25x87:6 feet.
$2500—Pond st., near Sixteenth; nice cottage of 6 rooms and bath; in first-class condition; lot 25x80 feet.
$6400—Post st., near Devisadero; 2 choice flats of 5 and 6 rooms and bath; rents $52 50 per month; lot 25x77:6 feet.
$16,000—Octavia st., near Ellis; 3 new, up-to-date flats; dome ceilings; gas and electricity; tinted walls, marble steps; 8 and 9 rooms and bath; income $130 per month; lot 25x110 feet.
$3000—Nineteenth st., near Sanchez; 2 flats of 4 and 5 rooms and bath; rents $26 per month; lot 25x115 feet.
$3750—McAllister st., near Baker; store, 2 rooms in rear; rents $20 per month; lot 25x100 feet.
$11,000—Eddy st., near Laguna; 2 modern flats and 2 rear houses; lot 25:9x120 feet; rents $78 50 per month.
$8500—Eddy st., corner of Bourdin; 2 stores and flats; lot 28x100 feet; rents $70 per month.
$2750—Eighteenth st., near Mission; cottage of 4 rooms and bath; lot 25x85 feet; rents $16 per month.
$6500—Dore st., near Harrison; 4 flats of 4 and 5 rooms; lot 37:6x85 feet; rents $58 per month.
$6000—Folsom st., near Twentieth; 2 modern flats of 5 and 6 rooms and bath; rents $52 50 per month; lot 25x95 feet.
$2100—Fourth ave., near Point Lobos; cottage of 5 rooms and bath; in fine condition; lot 25:3x120 feet.
$4500—Folsom st., near 19th; good 2-story house of 8 rooms and bath; lot 30:132:6 feet.
$5000—Hermann st.; lot 25x120 ft.; 2 frontages; 2 houses of 4 and 5 rooms and bath; rents $40 per month.
$3250—Harriet st., near Harrison; 4 flats; lot 25x75; rents $36.
$1600—Jersey, near Douglass; cottage of 5 rooms and bath; rents $11 per month; can be had on terms.
$3100—Prosper st., near 16th; cottage of 5 rooms and bath; lot 25x80 feet.

VON RHEIN REAL ESTATE CO. (Inc.),
513 CALIFORNIA ST.
IMPROVED.

$12,750—McAllister, near Steiner; 25x137:6; 2 modern flats; rent $115.
$10,500—Page, nr. Laguna; 27:6x120 to rear street; house of 8 rooms and bath.
$10,250—Corner Third and Harrison; 20x57:6; store and flat; rent $65.
$10,000—Fillmore, nr. Pacific; 30x112:6; house of 8 rooms and bath; rent $65.
$8250—Mason, near Pine; 23x62:6 to rear street; house of 9 rooms and 2 rear flats; rents $64.
$7600—Union, nr. Dupont; 23x69; three-story house; rents $75.
$7500—Clay, nr. Baker; 27:6x85; 2 bay-window flats; rents $55.
$6250—Vallejo, nr. Mason; 98x137:6, with L 39:6x60; flats and cottages; rents $96.
$5500—Leavenworth st., near Union; 25x112:6; 3 new flats; rent $53.
$5000—Pacific ave., near Polk; 25x100; 2 flats.
$4500—Bartlett, nr. 24th; 25x117:6 to rear street; 2 bay-window flats; rents $38.

UNIMPROVED.

$17,000—Sansome, near Green; 83:6x137:6.
California, near Webster; 25x137:6.
$9500—Corner Gough and Filbert; 137:6x107:8¼.
$9000—9th, near Harrison; 75x100.
$5000—Green, near Polk; 50x115.
$7000—Cor. Turk and Devisadero; 27x86:11.
$5500—Greenwich, near Taylor; 45:10x137:6.
$5250—Corner Jackson and Locust; 37:6x102:8¼.
$3500—Devisadero, near Union; 35x100.
$2500—Union, nr. Webster; 34:4½x137:6.
$2100—Cor. 21st and Hampshire; 25x97:6.
$2000—Elizabeth, near Diamond; 51:8x114.
$1400—McAllister, near Willard; 25x100.
$1300 per lot—Bryant ave., near Twenty-sixth; 2 lots, each 26:8x100.
$1000—17th, near Uranus; 25x100.
$1000—Sanchez, near Eighteenth; 25x105.
$900 per lot—York, near Twenty-sixth; 2 lots, each 26:8x100.
$85 a front foot—Mission, nr. Twenty-eighth. 400 lots, $200 to $400; terms easy; electric road passes.

DECIDED BARGAINS,
Lots $150 and $250 each.
On $5 and $10 monthly payments.
You Will Be Astonished.
Inspect our level lots in Excelsior Homestead. Selling very fast.
Near Mission-st. Electric Cars.
Don't Wait; See Them To-day.
No Grading; all Fenced; Spring Valley Water.
Get off car, Mission st. and Brazil ave., walk short distance to our lots.
SOL GETZ & BROTHER,
Room 54, Chronicle Building.

FINE residence of ten rooms, furnished, and stable, at San Anselmo; late residence of Rev. Robert Mackenzie, D. D. Apply to CHAS. A. BAILEY, 322 Montgomery st., or ALEX. BOUICK, San Anselmo.

BARGAIN—New 5-room house, all modern improvements; high finished basement; on car line; small amount cash, balance like rent. Owner on premises, Chenery & Fairmount.

COME out and see those new up-to-date homes on Castro st. at 20th; 7 and 8 rooms; good view; all sunny rooms; terms to suit. Apply on premises.

REAL ESTATE—CITY—FOR SALE.

LYON & HOAG.....116 Montgomery st.

INVESTMENT PAYING 15 PER CENT.
$12,000—Corner on Pacific st., east of Taylor; big lot, 68 feet frontage; improvements consist of 4 frame buildings, containing 4 stores and 12 flats; while the improvements are old, they are in excellent condition; brick foundation; tin roofs; latest sanitary plumbing; this property is always rented and is one of the best buys on the market.
$12,500—Rents $125; Grove, near Franklin; 2 splendid buildings; flats all rented; large lot; fronts on 2 streets.
$4,000—Two bay-window flats; Elliot Park, near 14th and Guerrero; 5 and 6 rooms and b