REAL ESTATE—CITY—FOR SALE.

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

$35,000—Eddy st., inside of Van Ness ave.; substantial improvements; renting for $2160 per annum; large lot, 68 ft. front.

$22,500—Fourth-st. business holding; annual income $1830; substantial improvements, 2 stores and 4 flats, 7-8 rooms each; bay windows, brick foundation; large lot, 50-foot front.

$12,300—Rents $1800 per annum; 3 handsome and substantial flats of 9-8-8 rooms, bath and all modern improvements; close to Van Ness ave. and Ellis; north side of street; 27:6x137:6.

$13,500—Bargain; business property on Howard st., near Fifth; store and 18 rooms above; renting for $900 per annum; 25 feet front.

$9,000—Rents $840 per annum; 3 modern flats close to Haight and Scott sts.; 7-6-6 rooms and bath each; bay windows, brick foundation; in perfect condition and steadily rented; 25x137:6.

$8,560—Rents $876 per annum; 2 handsome new flats on Fillmore, close to Vallejo; 7-9 rooms and bath each; modern in every particular; sunny lot; 25-foot front.

$8,000—Close to Alamo Square, Fulton and Scott sts.; 3 substantial modern flats, 7-6-6 rooms and bath each; in good condition and steadily rented for $65 per month, which is low, and can easily be increased. 25x128; a bargain.

$7,000—Close to Mission and Ninth sts.; 3 well built and modern flats of 5-6 rooms and bath each; steadily rented at $53 per month, which is low; 25x80.

$6,750—Rents $648 per month; 3 modern flats on sunny corner in Mission; 5-6-6 rooms and bath each; steadily rented and in perfect order; 30x80.

$6,500—Close to Fillmore and Haight sts.; 2 good flats, 5-6 rooms and bath each; renting for $510 per annum; new plumbing; sunny; lot 25-foot front.

$5,200—Business corner, close to 24th and Howard sts.; store and flat above; steadily rented for $600 per annum; a snap.

$4,900—2 fine flats on Golden Gate ave., close to Baker st.; 5-6 rooms and bath each; all modern improvements; steadily rented for $57 50 per month; sunny lot; 25x100.

$4,000—Two choice modern flats in Mission, opposite public park; 5-6 rooms and bath; and all modern improvements; rents $40 50 per month; 25x100.

$3,600—Close to Geary and Steiner; house of 7 rooms and bath, with a large basement in good order; would rent for $22 per month; sunny lot.

Write or call for our Real Estate Record, containing a list of properties for sale in all parts of the city.

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

$3000—California-st. flats; large lot, 34:4x137:6; renting for $789 per annum; California st., near Steiner.

$3000—Washington st., near Taylor; sunny flats; rent $34 50; make offer.

$3000—Shipley, near Fourth; flats; rents $390 per annum; a big return for the money and never idle.

$6000—Natoma st., north side; 3 flats; big rent; must be sold; lot 25x75.

INSIDE INVESTMENT.

$10,500—Bush-st. flats; large and sunny; inside Van Ness ave.; rents low at $80.

$7000—Natoma st., near 6th; rents $60 per month; lot 25x75.

$6400—Store and 2 flats on Powell st.; rent for $768 per annum; this is a bargain.

$4,000—Scott st., corner; 137:6x137:6; with a beautiful marine view; nothing cheaper on the market.

LOTS. LOTS. LOTS.

$4000—Sutter st., bet. Fillmore and Steiner; 27:6x137:6.

$4500—Large key lot on Grove st., near Fillmore; 37:6x107:6.

$3850—2 fine flats on Taylor, near Washington; always rented.

$22,500—Southeast corner Dolores and Market sts., lot 75x80; a splendid lot for flats.

NE. cor. Golden Gate ave. and Baker st., in subdivisions; ready to build on; prices $2000 up.

$2600—Fillmore-st. corner, near Haight; 24:9x93.

$4000—Laguna st., near Haight; 27:6x80; desirable building lot.

$2000—Stanyan, near Eighteenth, commanding an elegant view; 25x152 to rear street.

$7000—Choice Richmond lot, Fifth ave., near Geary st.; 25x120.

$4500—Church st., near Sixteenth; choice level building lots; 50x125.

$2750—Hayes st., north line, near Central ave.; 25x137:6.

Fine building lot; N. line 22d st., adjoining Valencia st.; 58x114.

MADISON & BURKE,
30 Montgomery st.

BURNHAM & MARSH CO.,
20 MONTGOMERY ST.

$96,000—Pay over 6 per cent net.
Turk st., close to Market; grand retail business corner; secured lease; great future.

$175,000—ELLIS-ST. CORNER, 137:6x137:6.
NOT FAR FROM MARKET ST.
Market-st. property, $61 a square foot; this piece only $9 25 a square foot; chance for big profit; opposite piece 2 years ago sold for double the money.

$27,750—RENT $205 A MONTH.
DOWN-TOWN INVESTMENT.
Large lot; close to Van Ness ave.; frontage on 2 streets; 5 elegant apartments, up to date in all particulars; cheapest buy in the market.

$8,000—Rent $55 a month.
Geary-st. double house, double lot and close to public square.

FORCED SALE.

$6250—Store and flat on McAllister st., not far from Van Ness ave.

MISSION-ST. BUSINESS PROPERTY.

$6250—Close to 19th st.; business block; pay well if improved; owner going East; make offer.

BURNHAM & MARSH CO.,
20 Montgomery st.

HEADQUARTERS FOR PARK LOTS.
GRADED BOULEVARD LOTS FRONTING OCEAN.
Your golden opportunity. See them to-day.
LOW PRICES. EASY TERMS.
FROM $350 UP. SELLING FAST.
Branch Office, 40th ave. and K st., Sundays.

$250 to $1100—Choicest Sunset lots; $10 monthly.

$300 to $900—Bargains in Richmond lots.

$15 to $200—Near Park and Ocean; $5 monthly.

$150 to $350—Level Excelsior Homestead lots, near Mission-st. cars; $5 monthly.

$850, $1000 and $1800—Modern cottages in Excelsior Homestead; near cars; installments like rent.

$2500 to $3000—Modern, neat 5 and 6 room cottages in choice locations in Richmond and Sunset districts; easy terms.

Sunset Branch Office, 9th ave. and H st.; open every day and Sundays.

SOL. GETZ & SON, Owners and Dealers,
Room 54, Chronicle Building.

RAYMOND, ARMSTRONG & CO.,
Room 2, 7th Floor, Mills Building.

$160,000—Turk-st. corner, 137:6x137:6; two blocks from Market st.; old improvements; renting for $6200 per annum; exceedingly choice offering.

$50,000—Corner Folsom and Essex sts.; 137:6x275; bet. First and Second sts.; accessible from three streets; very fine site for factory purposes.

$40,000—Pacific Heights corner; 125x132:6; unsurpassed marine view; choicest neighborhood.

$20,000—Central-ave. lot, 67:8 by a great depth; frame building with 50 rooms; suitable for a hotel.

$18,000—California st., north side; inside of Fillmore st.; 51x132; 2 residences; fine for flats or apartment house.

$14,000—Presidio Heights; new residence of 10 rooms, bath, toilet, furnace, etc.; everything modern and up-to-date; north side of street and a choice location; street bituminized.

$8500—Height st., north side, facing Buena Vista Park; 26x137:6; modern residence of 8 rooms and bath; make an offer.

RAYMOND, ARMSTRONG & CO.,
Mills building.

ANDERSON & FENTON,
Room 511, Mutual Savings Bank building, 708 Market st. We have customers for property in vicinity Third to Ninth, Market to Bryant st., on small streets, and for flats, houses and cottages in Western Addition.

BARGAIN—Neat cottage, with all modern improvements; terms same as paying rent. Apply owner, lumber yard, SE. corner Alabama and Montcalm sts.

BALDWIN & HOWELL,
10 MONTGOMERY ST.

$4,250—New flats on First ave., near Point Lobos; 4 and 5 rooms and bath each; rents $42 50.

$60,000—Rents $620 per month; new corner 3-story apartment building close to Golden Gate Park.

$150,000—Corner building in the hotel district; rented under 10 years' lease for $800 per month; near Sutter and Jones sts.

$12,000—Bush st.; lot 68:9x137:6; 2 frame houses; splendid site for new flats.

$11,000—Large corner on Bush st.; size 69x70; present frame improvements rent for $52 per month; excellent view.

$26,000—Rents $195 per month; lot 27:6x120; new building of 3 flats containing 31 rooms; O'Farrell st.

$30,000—Bush-st. corner, east of Jones; lot 45x70; rents $110; splendid site for new building.

$35,000—Large corner on 1st st.; size 50x175; old improvements; rents $200 month.

$35,000—Geary st.; lot 27:6x120 to rear street; new building of 3 flats on Geary st., new building on Cedar ave. in rear; rents $245 per month.

$87,500—Rents $460 per month; brick building in the wholesale district; corner lot, 60x110.

$8,250—Rents $65; lot 27:6x110; elegant marine view; Larkin st., nr. Lombard; building of 3 flats.

$57,500—Rents $450 per month; new 5-story frame building containing elevator, etc.; north side of street; large lot; close to Bush and Powell sts.

$125,000—Rents $725 per month; new 6-story and basement brick building; stores and hotel; close to Market and Fourth sts.

$12,000—Rents $87 50 per month; lot 25x120; Bush st., near Franklin; new flats and cottage.

$30,000—Large corner near the U. S. Mint; 3 minutes' walk from Market st.; 8000 square feet; stores and lodging-house; rents $175.

$15,000—Rents $103 50; Montgomery ave. business property; stores and flats; large lot; improvements first class.

$55,000—Mission st., near Beale; lot 45:10x137:6; 2-story and basement brick building.

$36,000—Polk-st. corner; 3-story building; rents $145 per month.

$7,500—Rents $63 50 per month; corner lot on California st.; 32:6x87:6; 4 separate flats.

$25,000—Rents $173; Powell-st. corner; northern part of town; large lot, 67:6x137:6; brick building.

SUNSET DISTRICT.

Installment cottages, houses, flats, etc.; also installment lots.
Golden Gate Park frontages.
Apply at our Branch Office,
South side of Golden Gate Park,
Cor. H st. and Ninth ave.
Open every day, Sundays and holidays.
Our agents there are always ready with a horse and buggy to show properties.
BALDWIN & HOWELL,
10 Montgomery st.

27 PER CENT INTEREST ON YOUR MONEY.

Installment sale, 5 and 6 room flats. Ninth ave., at Fair entrance.
$1000 cash; installments $45 per month.
Flats rent for $35 per month.
The rents pay your installments.
Rented under lease; never vacant.
Banks pay 3 per cent. Vacant lots pay nothing.
This pays business profits. Price $5500.
BALDWIN & HOWELL,
10 Montgomery st.

ARMSTRONG, QUATMAN & CO.,
ARMSTRONG, QUATMAN & CO.,
ARMSTRONG, QUATMAN & CO.,
634 MARKET STREET.

$20,000—Palatial mansion of 15 rooms and 2 baths on Broadway, east of Fillmore; built under supervision of one of the best architects in the West; no expense; well planned; beautifully finished in natural wood, etc.; improvements cost over $15,000 when building was cheap; lot 34:4½x182:7⅜; is easily worth $15,750; magnificent marine view; best portion of Pacific Heights.

$20,000—2 stores and 9 flats on an N.W. corner of Harrison st.; property in A1 condition and always rented; pays $2172 per annum; lot 55x80.

$18,250—3 new modern sunny flats, east of Laguna st.; always renting for $2040 per annum; large lot, 55x137:6.

$16,500—Folsom, near 4th; 3-story building, containing 3 stores and 4 flats; good income; lot 50x80.

$12,500—4 new modern flats of 6-6-7-7 rooms and bath on Broderick st.; rents $1320 per annum; all rented.

$10,500—Bush st., near Hyde; 3 modern flats of 7-6-6 rooms; rents $960 per annum; could easily be increased; key lot, 27:3½x92.

$10,000—Sacramento st., near Kearny; brick building, renting low, $900 per annum.

$7,500—North side of Folsom st., near 5th, running through to Clementina; 2 houses of 7 and 8 rooms and rear cottage of 6 rooms.

$7,250—Rents $780 per annum; 2 handsome well-built flats near Park panhandle. Always rented; lot 25x137:6.

$7,250—Rents $1080 per annum; 3-story building, containing store and flats; near Third and Bryant; large lot.

$6,000—4 good flats of 3 rooms each on Lexington ave., near 18th; rents $576 per annum.

$5,000—Handsome modern 2-story residence, 8 rooms and 2 baths; large basement; stable for 3 horses; lot 25x137:6; near Steiner and Golden Gate ave.; this is an exceptional bargain.

$4,300—Rents $516 per annum; Greenwich st., near Dupont; 2 frontages; good impts.

$2,000—3 good flats of 4 rooms each, renting for $216 per annum; near 7th and Folsom sts.; this property adjoins the Folsom st. frontage.

$1,750—Modern cottage, 4 rooms and bath; high basement, stationary washstands and wash trays; wood mantels; modern plumbing, etc.; good neighborhood; near Mission and 30th; lot 25x108:9.

$1,250—Must be sold; cozy cottage of 4 rooms; Alabama, near 26th; lot 25x80.
ARMSTRONG, QUATMAN & CO.,
634 Market street.

CHAPULTEPEC, 220—5-room cottage, near Mission st, car barns; small payment down; balance same as rent.
Lobos ave., 260—5-room cottage; large lot, chicken-house, etc.; price, $1100, small payment down, balance same as rent.
1417 Pacific st.—Store and 2 flats; modern; price $3500; part cash, balance monthly payments.

INGLESIDE.

$6000—Corner Grafton and Faxon aves., Ingleside; beautiful modern residence of 8 rooms and bath; conservatory, stable and other buildings; lawn, flowers and shrubbery; lot 100x122; small payment down, balance monthly.
Brighton ave.—Near car line; 3 blocks from Ingleside race track; 2 flats, 4 rooms each; large lot, windmill and tank; price, $1400; small payment down, balance same as rent.

SUNNYSIDE.

Circular ave., 42—Flats of 5 rooms and store; store rents for $8; price $1250; no payment down; same as rent.
I also have a few vacant lots for sale on easy terms.
A. E. RUDELL, 201 California st.

HAWKS & SKELTON,
Rents Collected and Entire Charge Taken of Property.

$25,000—Montgomery-ave. investment, north of Union st.; rents $2450 per annum.

$18,500—Corner stores and flats, Folsom and Twenty-fifth sts.; fine building; good neighborhood; better than you think; rents $1728 per annum.

$20,000—Fine investment; Pine st., near Larkin; 3 modern flats, 8 rooms each; every room sunny; large lot; rent $1740 per annum.

$10,000—Large lot, Webster, near Green; 60x137, with house of 10 rooms; lot worth the money.

$8500—Jessie-st. investment, near Fourth; prospects of great increase.

$3500—Bay st., near Stockton; double house; rents $27; good prospective property.

Cheap lots, E. Franklin st., near Greenwich and Van Ness ave.; 53x100; cheaper than lots in Richmond district.

Another cheap lot; Greenwich, east of Franklin; 33:4x137:6; near above lot.
HAWKS & SKELTON, 323 Montgomery st.

5c TO OCEAN VIEW, a suburb of SAN FRANCISCO.
THISTLETON'S office and residence, 272 Sadowa St.

$550—2 choice lots on 27th ave., 150 feet north of Point Lobos ave.

$1000—Lovely cottage; 2 large lots; chicken houses, etc.; Sagamore st.

$1200—A high basement; 4-room cottage; bath, hot and cold water, boiler, etc.; Faralion st.

$1700—Beautiful home, fresco walls, bay window, bath, pantry, toilet, conservatory and 5 rooms, basement, storeroom, coal cellar, etc.; carriage house, stables, sheds, windmill and 2 large lots; corner Randolph and Arch sts.

80x250 on Sagamore st., suitable for factory or dwellings; a special bargain.

100x250, facing on two streets (100 on Montana and Thrift sts.); a beautiful site for a rural home in sight of Old Ocean; $1200.

FOR real estate in the Mission go to
D. COFFIN & CO., 3303 Mission st.

$1500—Cottage, 5 rooms and bath; $100 down, balance $12 50 a month.

$1800—Cottage, 4 rooms and bath; on 22d st.; $100 down, balance $12 50 a month.

$1650—Cottage, 4 rooms; corner lot on San Jose ave.; $100 down.

$2300—6-room house, with bath, on Bernal ave.; 50 other cottages; a little down; bal. like rent.

REAL ESTATE—CITY—FOR SALE.

EASTON, ELDRIDGE & CO.,
638 MARKET ST.

AUCTION.
AUCTION.
AUCTION.

TUESDAY.....FEBRUARY 24, 1903.
At our Salesroom, 638 Market st., at 12 m.
Call at our office for catalogue and full particulars of the following properties:

AT AUCTION.

FILLMORE ST. BUSINESS PROPERTY.
NW. corner of Fillmore and McAllister sts., 1001-1003-1005-1007-1009 Fillmore st. and 1202-1204-1206-1208-1210 McAllister st.; magnificent 3-story building, containing 3 stores and 7 flats; less than one year old and bringing an income of $5700 per annum.

MISSION BUSINESS PROPERTY.
2820-2820½ 23d st., nr. Bryant; stores, flat of 4 rooms above; stable in rear; must be sold.

SOUTH OF MARKET INVESTMENT.
NE. cor. of Bryant st. and Stanley place, bet. 1st and 2d sts.; 87:6 feet facing on Bryant st., 100 feet on Stanley place; 2 cottages, 6 rooms and bath each; store and 4 rooms; 2-story house, 8 rooms and bath; 2 flats 4 rooms each; 2 2-story houses, 6 rooms and bath each; cottage of 3 rooms; total rents, $1344 per annum.

MAGNIFICENT DWELLING (TO BE REMOVED).
Residence (only) now situated on lot SE. cor. O'Farrell and Gough sts.; 12 rooms and 2 baths.

SOUTH OF MARKET INVESTMENT.
S. line Clara st., bet. 3d and 4th (25-27-27A); house and 2 flats in rear; renting for $480 per annum.

MISSION STREET BUSINESS PROPERTY.
Southeast cor. Mission and Lafayette, bet. 11th and 12th sts.; lot 26x80, containing store and finished basement, baker's oven, etc.; flat above and rear tenement, renting $1080 a year.

MISSION STREET BUSINESS PROPERTY.
Southeasterly line Mission st., bet. 11th and Lafayette sts.; lot 50x82; improvements, two stores and flats above, renting $1000 a year; this property immediately adjoins the one above, and together with that property makes a splendid investment.

MISSION LOTS.
San Jose ave., cor. Farallon st.: 13 fine building lots; must absolutely be sold; San Mateo electric car passes property; get off one block this side of Ocean View.

OAK ST. INVESTMENT.
North line of Oak st., nr. Gough, Nos. 230-232 Oak st., two blocks from Market; lot 27:6x120, running through to rear street; two flats, 5 and 6 rooms and bath, in front; cottage, 5 rooms, large basement and attic, rented for $660 per annum.

WESTERN ADDITION BUILDING LOTS.
North line of Green st., 100 feet east of Laguna st.; size 50x137:6. This is a beautiful location for flats; we would sell either 25 foot frontage or the piece as a whole.

MISSION BUILDING LOT.
E. line of Clara ave., 100 feet south of 17th st.; lot 25x136; beautiful view.

PARK LANE TRACT BUILDING LOT.
Westerly line of Uranus st., 40 feet north of 17th, being lot 11, block P of Park Lane Tract; 25x137:6.

AUCTION, FEBRUARY 24, 1903.
EASTON, ELDRIDGE & CO.,
638 MARKET ST.

EASTON, ELDRIDGE & CO.,
638 MARKET ST.
Established 1875.

INVESTMENT NORTH OF MARKET.

$5600—Residence, 9 rooms, bath; modern; Pierce st., near Oak; make offer.

$7650—Great sacrifice; fine residence; 10 rooms, bath, basement, attic; beautifully finished interior; electric light, gas, porcelain baths; all modern and up-to-date conveniences; north side of street; very sunny; good value at $10,000; no reasonable offer refused for this property.

$17,000—Elegant fashionable residence, absolutely modern; marine view; lot 48:6x137:6; on Pacific Heights; make an offer.

$28,500—California st. investment; elegant flats and vacant property; 68:9x137:6; will subdivide.

$4500—7-room cottage on the N. line of Bush st., not far from Fillmore; lot worth the money.

$30,000—Swell downtown investment; 2 stores, 5 flats, basement, absolutely modern; lot 40x100; rented very low for $2700 a year. This property is on Larkin st. corner and cars pass the door; absolutely a first-class investment; about 4 years old.

$3000—Pacific ave. building lot, 33x90; near Jones st.; a bargain.

$12,000—3 stylish new bay-window flats, 100 ft from Market st.; renting for $1300 a year; 10-7-6 rooms; just completed.

$12,500—3 swell Broderick st. flats, 6-6-7 rms.; porcelain baths, electric wiring, gas, tiled sinks, cove ceilings; modern in every respect.

$6000—Cheapest flats in the Western Addition, close to the entrance of Park Panhandle; 5-6 rooms and bath; basement ready to turn into flat; rents $960 a year; a good buy.

$6150—Fine 9-room house; elegant location; north line of Hayes st., near Buchanan; mortgage $4500 may remain.

$19,250—N. line of McAllister st., nr. Steiner; 3 magnificent flats, 7-8-8 rooms; rents $1920 a year.

$6750—Fine 9-room house, bath, stable; N. line of Clay, nr. Fillmore; bargain if taken at once; lot 35x128.

$9000—2 flats; Baker st., near Jackson; lot 27:8x126; rents $900 a year.

$16,000—3 beautiful flats, 7-7-7 rooms; McAllister st., nr. Steiner; rents $1740 a year; social halls, birdseye maple finish; everything modern; a beautiful property.

$12,500—Webster st. flats, nr. Geary; rents $1300 a year; a splendid new investment in desirable locality.

$5000—Splendid building lot; N. line of Post, nr. Laguna; ready for building; 25x137:6.

EASTON, ELDRIDGE & CO.,
638 Market st.

INVESTMENTS—SOUTH OF MARKET.

$2750—Sacrifice! Sacrifice! Sacrifice—3 flats, renting $360 a year, must be sold immediately; south of Market, nr. 5th; permit at office.

$3750—Story and a half cottage, finished basement; 5 rooms and bath; investigate this at once.

$6750—Mission warm belt residence; 9 rooms; absolutely modern; furnace heating; lot 30x100; Capp st., nr. 20th; make offer; permit at office.

$4850—Two of the sweetest little flats in the Mission; elegantly decorated and modern in every respect; half block from Castro st. cars; sun all day long; rents $500 a year.

$2400—Neat cottage; Collingwood st., nr. 18th; finished basement; make offer.

$3900—Sacrifice! Sacrifice! Sacrifice!—4 flats, 4-5 rooms; renting for $480 a year; close to City Hall; immediate sale necessary.

This office will be open for inquiries for any of these properties on Monday, from 10 a. m. to 2 p. m.

EASTON, ELDRIDGE & CO.,
638 Market st.

CALIFORNIA
TITLE INSURANCE AND TRUST COMPANY,
410 MONTGOMERY ST.,
MOVED FROM MILLS BUILDING TO MORE COMMODIOUS QUARTERS IN HAYWARD BUILDING.

NO TITLE INSURANCE POLICY is issued which is not preceded by the most searching investigation of not only the official records, but of our own records, after which the title is passed upon by the law department; if it is valid a policy is issued, and when issued it is backed by the entire capital of the corporation. It is swift, safe and protects against loss.

REAL ESTATE HAS ALWAYS been the most sound and certain investment to be had, but it has been shunned by many because they were so hampered in dealing with it. Banks have disapproved of it as collateral, and the National Banks have been forbidden by statute to accept it, and all because the question of title was never settled, and tedious delays and great expense were involved in every consideration of it.

THE ONLY SAN FRANCISCO TITLE INSURANCE COMPANY having a complete locality plant or copy of the real estate records, constructed especially for insuring real estate titles like modern plants of New York, Boston, Chicago and Eastern cities; reasonable rates; regular trust company business transacted under State charter; all matters controlled and managed by the following
DIRECTORS AND TRUSTEES:
WILLIAM ALVORD, President Bank of California.
CHARLES R. BISHOP, Vice Pres. Bank of California.
ROBERT BRUCE, Of Balfour, Guthrie & Co.
HENRY L. DAVIS, President California Optical Co.
P. N. LILIENTHAL, Manager Anglo-Californian Bank.
WARREN OLNEY, Olney & Olney, Att'ys and Counselors.
CHARLES PAGE, Page, McCutchen & Knight, Attorneys.
A. T. SPOTTS, Mgr. Cal. Title Ins. and Trust Co.
JOHN R. SPRING, Capitalist, 530 California st.

JOSEPH STRAUB, 630 Market st.,
Real Estate Agent.
A different list published in each paper.

$12,500—Page st.; 3 new modern flats; basement; rents $1350 per annum; lot 25x137:6.

$3500—Union st., near Steiner; house of 7 rooms; lot 25x100; cheap.

$2600—12-room house, near Powell and Jackson.

$1500—McAllister-st. lot, 25x100; see this.

$275—Lot on Naples st.; 50x100; worth $450.

$400,000—5 PER cent net; nr. Market and Post.

$200,000—Van Ness cor., nr. Market; 345 frnt.

$13,000—Best block on Fillmore; stores-flats.

$10,250—Rent $100; Fell-st. flats, nr. Gough.

$9500—Bush, near Mason; sure turn.

$6500—Rent $60; hotel, 30 rooms; 44x100.

$3850—Rent $63; business corner in town.

$1500—House and lot; 153x119; on car line.

PERCY B. TRAVERS, 314 Montgomery, r. 8.

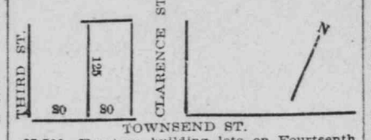
RESIDENCE FOR SALE.
9 rooms, stable for 3 horses, outhouses, garden, etc.; complete home; lot 60x122; Treat ave., bet. 21st and 22d sts. Apply to GEILFUSS & SON, architects, 120 Fulton st.

MUST be sold this week—Business property; house of 26 rooms and big store; Howard st., near 4th. Address box 4481, Call.

TWO choice lots near G. G. Park.; sacrifice; owner leaving State. Box 4450, Call.

REAL ESTATE—CITY—FOR SALE.

SHAINWALD, BUCKBEE & CO.,
218-220 Montgomery st., Mills building.
TOWNSEND-STREET CORNER.
Must be sold to close an estate, close to R.R.; lot 80x125 feet as per diagram.



$7,500—Fourteen building lots on Fourteenth ave. and A st.

$15,000—Corner on Bush st.; large house in excellent condition; fine location for physician; lot 30x120 ft. to rear street.

$4,500—Rents $38 per month on small street, near Fourth; lot 25x80 feet.

$20,000—Sutter st., near Leavenworth; substantial 3-story and basement residence of 12 rooms, bath and basement; house in perfect order; rents $140 per month. For further particulars call at office.

$27,500—Presidio Heights residence, northeast corner Clay and Locust sts.; marine view; lot 75:6x127:8¼ ft.; two stories, attic and finished basement; 7 bedrooms; hardwood floors on main floor; one of the best buys in residence property in the Western Addition.

$6,500—Sutter-st. residence, 12 rooms, bath, stable; large lot, 34:3x114 ft.; or will sell with lot 50:3x114 ft. for $9000.

$7,000—Price reduced; must be sold to close an estate; lot 41:3x114 ft., with two flats; rents $52 50; Sutter st., near Devisadero.

$5,150—Clay st., sunny side, near Maple, Presidio Heights District; lot 34:4½x127:8¼ ft.; lots adjoining, 34:4½x100 ft., for $4750.

$15,000—Reduced from $17,500; must be sold to close an estate; 8 modern flats of 5-6 rooms and bath each on sunny side of street; on car line; prospective business property; large lot, 82:6x110 ft.; rents at present $136 per month; can be increased.

$3,750—Fell st., near Scott; cheap lots; ready to build on; 25x137:6 feet.

$7,500—Washington st., near Laurel; a fine residence of 8 rooms and bath; every modern improvement; marine view; lot 27:6x127:8¼ ft.; owner leaving the city.

$12,500—Page st., near Clayton; 3 new bay-window flats; all rented; $35, $37 50 and $40; total $112 50 per month; 6 and 7 rooms and bath; giltedge investment.

$12,500—Fell st., near Buchanan—Three 7-room-and-bath residences; rents $90; large lot; 45:10x120 ft. to rear street; new plumbing and porcelain baths; always rented.

$26,000—Business corner on Hyde st.; stores and flats; renting for $147 50 per month; this rent can be increased to $175 per month if leases are given; lot 37:6x62:6 feet.

$17,600—Powell st., nearly opposite Fairmount Hotel site; fronting on 2 streets; lot 44x56 feet.

$53,000—Fillmore-st. street investment; new improvements; substantial 3-story building; rents $405 monthly; pays 8 per cent net after paying taxes, insurance and other expenses, lot 75x85 feet.

$18,000—Fillmore st., new 3-story building; rents $87 50; lot 25x87:6 feet.

$8,000—Large lot on Berry st., near Sixth; a fine manufacturing site.

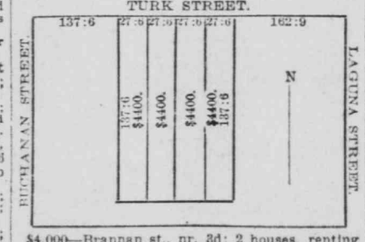
$8,500—Fine flats on McAllister st., near Fillmore; lot 27:6x127:8¼ feet.

$17,500—Post st., near Laguna; improvements consist of 3 two-story frame houses and 2 houses on rear street; rents $125; lot 62:6x127 ft. to rear street; always rented.

$12,000—Polk-st.; corner; large lot; improvements; rents for $75 monthly.

$37,500—Two-story brick building; close to California and Front sts.; lot 48 feet front; rents $2520 per annum; pays 6 per cent net.

TURK STREET.



$4,000—Brannan st., nr. 3d; 2 houses, renting for $32 50 per month; lot 25x75 feet.

$5,500—Jackson-st. flats; near Taylor; total rents $52 per month.

Get a copy of our printed list of properties for sale.

SHAINWALD, BUCKBEE & CO.,
218-220 Montgomery st., Mills building.

McAFEE BROTHERS,
108 MONTGOMERY ST.

MISSION FLATS.
2 flats, 4 and 5 rooms, on Noe st., near 18th; lot 25x125 feet; rents $27 monthly; price $3000.

SWELL FLATS.
Golden Gate Panhandle; rented for $110 monthly; price $12,500.

VALLEJO STREET.
Near Buchanan; marine view; residence of 7 rooms; very sunny lot; price $8000.

NEW FLATS.
Ashbury Heights; 6 rooms each; nicely finished and rented for $56 50 mo.; price $6000.

3 LOTS LEFT.
Over 30 lots sold on 6th ave., near the golf links; street work just done; lots 25x120; best lots in the city for the money; $1100 each.

MISSION ST.
Choicest location; lot 34:6x160; two frontages; frame buildings renting for $90 mo.; price $42,500.

FINE CORNER.
Near 17th and Market; 28:6x100; price $2000.

PINE ST.
Modern residence of 9 rooms; lot with L; stable and driveway; price $7000.

MISSION COTTAGE.
Near 18th and Church sts.; 8 rooms and bath; could be turned into 2 flats; $1000 mortgage can remain; only $2250.

CHEAP LOT.
On Lake st., nr. 9th ave.; 25x100; only $800.

VALLEJO ST.
Fine large lot on Vallejo st., near Baker; 69 feet frontage, with marine view; only $3500.

FINE CORNER.
Corner on Stockton st.; 5 stores and rooms above; lot 88 feet frontage; rents $255 per month; price $45,000.

Send for our list of cheap lots in all parts of the city.

McAFEE BROTHERS,
108 Montgomery st.

SYNDICATE
INVESTMENT
COMPANY,
207 Montgomery St.

$2,500—Fine corner; ready for building; three frontages; California st. and 3d ave.

$3,000—Minna st., near 14th; store and 2 flats; stable; rents $36.

$3,250—2d ave., nr. Clement st.; cottage of 5 rooms and bath; high finished basement.

$3,500—Freelon st., nr. 4th; 2 flats and rear house, 4 rooms; rents $35.

$3,600—20th st., nr. Valencia; cottage, 6 rooms, bath and high basement; street bituminized.

$4,000—San Carlos ave., nr. 20th st.; 2 flats, 6 and 3 rooms and bath; rents $36.

$4,750—Geary-st. corner, west of Devisadero; 62 feet front on Geary; 37 feet vacant; two flats, 6 rooms and bath; rents $40.

$5,000—Lexington ave., nr. 19th st.; 2-story building; 4 apartments, 3, 3, 4 and 4 rooms; rents $50.

$10,750—Bush st., east of Larkin; 3 flats, 6, 6 and 7 rooms and bath; rents $80.

$10,750—3 new strictly modern flats, 6, 6 and 7 rooms; on sunny side of street; rents $100; Panhandle, one block from park entrance.

$11,000—O'Farrell-st. cor., east of Devisadero; lot 30x87:6; 3 flats; 2 stores; large basement; $5000 at 6 per cent can remain; rents $80.

$12,000—Golden Gate ave., nr. Jefferson square; lot 30x120, running through to rear street; 2 flats, 7 and 8 rooms; stable and flat fronting on rear street.

$17,500—3 modern flats, 6, 6 and 7 rooms; leased at $142 50 per month; McAllister st., inside of Devisadero.

Lot on A st., nr. 11th ave., north of the park; price $600; street graded.

SYNDICATE
INVESTMENT
COMPANY,
207 Montgomery St.

$7,500—FIRST ave. residence; modern in every respect.

$12,000—Pacific Heights marine view residence; three stories.

$12,000—Van Ness ave.; new modern house.

$13,000—Jones, near Clay; 12 rooms, 2 baths.

$15,000—Pacific Heights marine view residence.

$19,000—Choice new flats; well rented; Sutter.

$21,000—Beautiful corner residence, overlooking Golden Gate Park.

$33,000—Van Ness ave. flats; choice residence.

$30,000—Beautiful corner; large house; west of Van Ness ave.

CURRAN CLARK, 536 Market st.

$8350. —SNAP— Rents $960

A splendid investment.....
Store and 4 flats.....
Double lot .....
Right in the heart of town.....
within a minute's walk from.....
the corner of 6th and Mission sts.....
Always rented. Pays 1 per cent on the investment .....
.....BALDWIN & HOWELL.....
.....10 Montgomery street.....

REAL ESTATE—CITY—FOR SALE.

VON RHEIN REAL ESTATE COMPANY,
513 CALIFORNIA ST.

DOWNTOWN ELLIS-ST. CORNER.
$107,500—50x87:6; stores and flats; renting for $580 per month; new improvements.

ELLIS-ST. HOTEL LOCATION.
Lot 82:6x137:6; south line of Ellis st., between Leavenworth and Jones; adapted for either a hotel or lodging-house; houses are readily leased in this vicinity for from $8 to $9 per room; offer desired.

POST-ST. HOTEL OR APARTMENT SITE.
$37,500—55x120, through to rear street; Post, near Larkin; unexcelled location for flats, residence or apartment house.

3D-ST. BUSINESS PROPERTY.
$40,000—3d, near Howard; 50x160 to rear street; stores and flats renting for $192 per mo.; this street has increased more rapidly in value during the last 2 years than any other in San Francisco.

SIXTEENTH-ST. PROMINENT CORNER.
$30,000—65-foot frontage; improvements consisting of stores and flats in first-class condition, renting for $223 per month.

CORNER CLAY AND DRUMM.
$19,500—Improvements consist of stores and rooming-house, renting for $119 per mo.; can readily be increased to $135.

GOLDEN GATE AVE. INVESTMENT.
$18,500—Golden Gate ave., near Buchanan; 68:9x137:6; old improvements; rents $75; splendidly adapted for flats.

McALLISTER-ST. BUSINESS PROPERTY.
$14,000—28:9x137:6; store and 2 sunny flats of 8 rooms and bath each; strictly modern.

LARKIN-ST. FLATS.
$10,000—27:6x87:6; Larkin st., near Pine; 2 bay-window flats, 6 and 7 rooms, renting for $75 per month.

O'FARRELL-ST. BUILDING LOTS.
$8500—50x137:6; O'Farrell, near Fillmore; suitable for either flats or residence.

CLAY-ST. RESIDENCE.
$8500—Clay, near Pierce; 25x100; house of 9 rooms and bath; all modern conveniences.

FREDERICK-ST. FLATS.
$8250—Lot 25x100 feet; Frederick and Shrader sts.; 2 modern flats, 6 and 7 rooms.

CLARA-ST. INCOME FLATS.
$4500—Clara, near Sixth; 25x80; store and 2 flats; rents $47 per month.

PERRY-ST. INCOME PROPERTY.
$3600—25x80; Perry, near Fourth; 3 flats of 4 and 5 rooms; rents $34; must be sold.
$10,000—Filbert st.; 23x120 to rear street; 3 new bay-window flats and cottage; rents $67.
$10,000—Washington, near Mason; 34:4½x137:6; 2 flats; rents $60.
$8000—Greenwich, near Jones; 40x120 to rear street; 2-story double house; rents $45.
$6500—Union-st. corner; store and 2 flats; rents $57.
$6000—Powell st., near Filbert; 25x70 to rear street; 2-story building; rents $45.
$4250—Dupont-st. corner; 60x77:6; residence of 12 rooms.
$3750—Corner Laguna and Magnolia; 24x87:6; house of 5 rooms and bath.

UNIMPROVED.
$9500—Laguna, near Geary; 50x137:6.
$6250—Washington st., near Leavenworth; 35x70.
$5500—Greenwich, near Taylor; 45:10x137:6.
$4500—Corner Taylor and Lincoln; 40x82:6.
$4000—Taylor, near Lincoln; 40x82:6.
$3500—Valencia, nr. 15th; 22:6x90.
$3100—Fillmore, near Oak; 25x100.
$1150—Bryant ave., nr. 20th; 25x100.

F. B. SUR