REAL ESTATE—CITY—FOR SALE.

DAN O'CALLAGHAN,
Real Estate, Renting and Collecting,
22 Montgomery st., near Market.

$80,000—Drumm st., near Market; lot 45:10x137:6; 3-story and basement brick building; rents $4200 per year; snap.

$27,500—Davis st., near Sacramento; business holding; 3-story brick building; water-tight cement cellar; electric elevator; leased to well-known firm 5 years; netting 6 per cent; don't overlook this.

$60,000—Sixth st., near Harrison; 100x100; stores and flats; rented low at $325 per month; can be raised to $5000; this is a gilt-edge investment.

$27,500—Marine view residence, corner Jackson and Lyon; perfect in every detail; see office.

$38,000—12 new, modern 3 and 4 room and bath flats, 30x120; Oak st., near Octavia; pays 1 per cent; mortgage $11,000; an exceptional offering.

$22,500—Choice building corner near 16th and Market sts.; lot 50x165; no grading.

$20,000—Bush st., near Franklin; lot 60x120, to rear street; present rents net 6 per cent, but the holding is an exceptional one for future new improvements.

$20,000—Vallejo st., near Fillmore; elegant marine-view residence, north side; see office.

$22,000—A snap on Market st., 50 feet frontage, running through to rear street, Bosa ide and an easy chance to realize big profit in increase of value.

$13,000—Three flats, north side Haight st., near Market; lot 30x137:6; rents $100; mortgage $6000 can remain.

$12,500—3 elegant flats, Vallejo st., near Buchanan; lot 28x90; rents $105; marine view.

$11,500—McAllister st., near Van Ness ave.; substantial improvements; lot 27:6x120 to rear street; land alone worth the money; get busy on this.

$10,500—3 elegant flats and cottage; lot 50x120; Belvedere st.; rents $1200 per annum; this is a splendid chance; don't overlook it.

$10,500—3 elegant flats, Larkin st., near Lombard; lot 27:6x110; modern; marine view; rents $1080 per annum; you cannot make a mistake on this.

$9,000—Elegant sunny home; Cole st., near Haight; 10 rooms; perfect in every detail; mortgage $7500 can remain; this is worth your while.

$9,500—Clay st., near Laguna, north side; elegant 12-room 2-story finished basement residence; lot 26x100; rents $750 per year.

$8,500—Elegant residence, 7 rooms, bath and basement; Fifth ave., between I and J sts.; lot 25x95.

$8,000—Elegant 8-room artistic residence, handsomely furnished; lot 25x125; Willard st., near Fulton; snap.

$7,500—Howard st., near Twelfth; 27x100; near Ocean Shore Railroad; just the holding for flats and stores.

$7,500—Four nice flats, near Ninth and Folsom sts.; rents $67; new plumbing, newly painted; snap.

$7,500—Castro st., near Duboce Park; elegant 2-story home; owner leaving city; this is exceptional; particulars at office.

$7,500—Laguna-st. corner, near Ellis; 27x80; 2-story house; rents $45; can be made into flats and bring easily $60 per month; this is a substantial bargain; make offer.

$7,250—Bush st., near Franklin, north side; lot 25 feet frontage; 2-story house front, 4-room house rear; $2000 mortgage can remain; rents $580 per year.

$6,500—Corner on 15th st., near Howard; 35x85; just suitable for stores and flats; no grading.

$6,500—Page st., near Central ave., north side; elegant residence; mortgage $4800 can remain.

$5,000—Lot 25x80; Scott st., near Union; only vacant lot in block and no flats.

$3,200—Shipley st., near Fifth; elegant 6-room dwelling; new plumbing and lately renovated; rents $25 per month; mortgage $1200 can remain.

$3,000—Lot 30-feet frontage; Union st., near Scott; get busy on this.

$20,000—Valencia st., near 20th; stores and flats; lot 37x115; rents $1850 per year. One of the few holdings on this street for sale.

$20,000—Elegant holding on California st., near Dupont; lot 40x70; 3-story substantial frame structure, paying 7 per cent net; mortgage $7000.

$7,500—Union st., near Van Ness ave.; two-story elegant 5-6 room flats; lot 25x120; rents $750 per annum.

$3,000—Cottage, 4 rooms and bath, near Mission and Valencia sts.; lot 27x100; two frontages; elegant opportunity to improve one frontage; lot alone worth money.

DAN O'CALLAGHAN,
22 Montgomery st.,
Near Market.

MADISON & BURKE,
Established January, 1853.
REAL ESTATE AGENTS.
Members of S. F. Real Estate Board.

FULL CHARGE TAKEN OF PROPERTY.
30 Montgomery st., opp. Lick House.

$50,000—Folsom-st. corner, near Third; two frontages; 14,000 square feet; only corner on Folsom st. inside offered for any such price.

$65,000—Fine corner on Fifth st.; 137 feet front; elegant location to improve, as would pay big rent.

PRESIDIO HEIGHTS.
Get our list of lots on Pacific, Presidio, Jackson, Washington, Walnut and Laurel sts.; choice marine view; lots 30, 35 and 45 feet frontage.

$13,000—Webster st., near Washington; large lot, with old improvements; should be seen at once.

$15,000—Bryant st., large holding in the shipping district near Second street; lot 50x80 ft. Rent nominal.

$11,000—Fine residence on O'Farrell st., near Octavia; rented low at $65 monthly; large lot, 30x137:6; must be sold; see this and get a bargain.

$15,500—Six new flats, 5 rooms and bath each; rent $138.50 month; fine corner on Hayes st.; reduced in price to make immediate sale.

$5,500—Fine home on California street, near Baker. House of 6 rooms and bath. Buy this and save paying high rents; lots 25 feet front.

$5,000—New residence, 26th st., near Dolores; 7 rooms and bath; mortgage $2800 can remain; must sell.

$4,600—Grove st., near Broderick; key lot, with cottage in rear; fine lot to improve; must be sold at once; cottage worth $25 month alone.

$6,250—Two nice flats on Taylor st., near California; rent $50 month; bargain; owner wants money at once.

$9,000—2 modern flats; Page st., near Park; rents $870 per annum; elegantly finished; good investment.

$7,500—Reduced from $8000 to make immediate sale; fine home of 10 rooms and bath on Walnut st.; in good location; look at this if you want a home cheap.

$2,500—Eighth ave., near K st.; 75x120; cheap.

MADISON & BURKE,
30 Montgomery st.

R. E. CALLAHAN & CO.,
REAL ESTATE BROKERS,
18 Post st. Tel. Private Exchange 240.

$5300—Eight 6-room flats; all rented; lot 25x75; south of Market; rent $40 per month; it is a good buy.

$6000—One 4-room flat, three 3-room flats; lot 25x75; rent $50 per month; south of Market in a good neighborhood.

$5000—Three 5-room flats; modern; new plumbing; everything in good shape; lot 25x59; south of Market; good renting neighborhood; rents $42 per month.

$5500—2 modern flats, 4 and 5 rooms and bath; lot 22:6x82:6 feet; Western Addition; splendid neighborhood; rents $40; always rented.

$9500—10-room dwelling, arranged for three families; 9-foot brick basement; lot 33x112:6; south of Market, between First and Third; rents $50 per month.

$16,000—Two 7 and one 8 room flats and bath; modern in every respect; all rented and bringing $125 per month; location in very swell Western Addition; lot 25x127:3. It is positively a good buy.

R. E. CALLAHAN & CO.,
REAL ESTATE BROKERS,
18 POST ST.

FOR SALE BY GEORGE K. FRINK.
Rms. 505-6, Union Trust bldg., 14 Montgomery.

SW. cor. Devisadero and Jackson sts.; 67:6x137:6 and improvements; $52,500.

Elegant Pacific Heights residence; unobstructed Pacific Heights and marine view; 9 rooms, bath, attic and cellar; all modern; principals only; $60,000.

INVESTMENT—NEW—GOOD.

Cor. Arlington and Miguel; 100x60; 8 flats, 5 and 6 rooms and bath; pay 9 per cent; will pay 10 per cent; $15,000.

INSTALLMENTS.

UNIMPROVED, TERMS TO SUIT BUYER.

Two lots, 11 and 13, on Waltham st., Bernal Heights, $350 each.

Lot Wisconsin st., near 20th, Potrero; 25x100; $300.

SOUTH SAN FRANCISCO PROPERTY.

Lot on 11th ave., near F st.; 75x100; $300.

Lot on north side of 13th ave., near L st.; 150x100; $1800; will subdivide.

15th ave., nea. F st.; 25x100; O'N. & H. Tract; $350.

Bayview Park lot, 50x150; 35th ave.; $350.

Lot 50x100; SW. cor. 20th ave. and I st.; $800.

Lot 75x100; N. side of 22d ave., near K st.; $850; will subdivide; will build.

$375 EACH—6 fine Sunset lots on 42d ave., facing the ocean; grand marine view; forced sale. W. J. WHITE, 26 Montgomery, rm. 8.

IF you wish to learn the values of real estate in different parts of city, see The Recorder, 303 Montgomery st.

REAL ESTATE—CITY—FOR SALE.

SHAINWALD, BUCKBEE & CO.,
218 MONTGOMERY ST.

$125,000—TENTH ST., RIGHT OFF MARKET. 125x130 FT.; MAGNIFICENT LOCATION FOR LARGE BUILDING; AS GOOD AS MARKET ST.

$87,500—DUPONT ST., NEAR WASHINGTON; 3-STORY BRICK BUILDING; GUARANTEED LEASE OF 10 YEARS TO ONE TENANT FOR $250 PER MONTH; LOT 28:11x60.

$10,000—BUSINESS PROPERTY; PAYS 12 PER CENT; MODERN BUILDING OF 2 STORES AND 1 FLAT; HALF BLOCK FROM THREE CAR LINES AND TRANSFER POINT; RENTS $95.

$100,000—STOCKTON ST., CORNER PINE; GRAND LOT, 160x137:6 FEET; FRONTS ON 3 STREETS; IMPROVEMENTS SUBSTANTIAL 3-STORY FRAME RESIDENCE; POSITIVELY THE BEST LOCATION FOR HOTEL OR APARTMENT-HOUSE IN THE MARKET TODAY.

$62,500—GEARY-ST. CORNER, THIS SIDE OF JONES; LOT 28 FEET FRONT; FOUR-STORY AND BASEMENT FRAME BUILDING, STORE AND ROOMING-HOUSE ABOVE; RENT $276; CALL AT OFFICE FOR FURTHER PARTICULARS.

$7,000—NATOMA ST., NEAR SEVENTH; 4 FLATS, 3-4-5-7 ROOMS EACH; RENTS $60; RENTS CAN BE INCREASED; LOT 24:7x75 FEET; AN INVESTMENT THAT IS SURE TO INCREASE IN VALUE.

$12,850—FOLSOM ST., NORTH SIDE, CLOSE TO SIXTH; THREE-STORY BUILDING; STORES AND 4 FLATS; RENT $88 PER MONTH; CAN BE READILY INCREASED TO $100; LOT 25x81 FEET; A BARGAIN.

$35,000—BUSH ST., NR. MASON; THREE-STORY RESIDENCE OF 12 ROOMS AND 2 BATHS; COULD BE REMODELED INTO FLATS OR APARTMENT-HOUSE; LARGE LOT, 50x137:6 FEET.

$15,000—JACKSON ST., NEAR BUCHANAN; N. SIDE; GRAND LOT TO IMPROVE; 34:4x127:8¼ FT.; PRESENT IMPROVEMENTS, FRAME COTTAGE, 6 ROOMS AND BATH, RENTED FOR $50.

$16,000—CLAY ST.; BEST SECTION PRESIDIO HEIGHTS; HANDSOME, NEW COLONIAL RESIDENCE, 11 ROOMS, 2 BATHS; FINE MARINE VIEW; 30x102 FT.; GAS AND ELECTRIC LIGHTING THROUGHOUT; OPEN NICKEL-PLATED PLUMBING; HARDWOOD FLOORS; BEAMED CEILINGS; LARGE, OPEN FIREPLACES, ETC.

$15,000—THIRD AVE., N. OF POINT LOBOS, 6 MODERN FLATS, 5 ROOMS AND BATH; TOTAL RENTS $130; ALWAYS RENTED; NO REPAIRS; LOT 50x120 FT.

$32,500—MONTGOMERY AVE., NEAR KEARNY ST., 4-STORY BRICK BUILDING; RENTS $145 PER MONTH; CAN BE INCREASED WHEN SHORT LEASE EXPIRES; LOT 53 FT. FRONT ON MONTGOMERY AVE.

$32,500—BUSH ST., S. W. COR. BUCHANAN; APARTMENT-HOUSE.

$62,500—OFF NEW MONTGOMERY ST., CLOSE TO MARKET; LARGE LOT, CONTAINS 11,000 SQUARE FEET, 172:6 FEET FRONTAGE; IDEAL SITE FOR STORAGE, WAREHOUSE AND FACTORY; PLENTY OF LIGHT AND SUN.

$40,000—GEARY ST., NEAR LARKIN; VACANT LOT, 58:6x120 FEET TO MYRTLE AVE.; GRAND SITE FOR APARTMENT-HOUSE OR HOTEL.

$9,250—POWELL ST., NEAR BUSH; RESIDENCE OF 7 ROOMS AND BATH; LOT 23x67:6 FEET.

$12,200—FRANKLIN ST., NEAR VALLEJO; 50x120 FEET; IDEAL LOCATION FOR FLATS.

$4,500—FILBERT ST., NEAR STEINER; MODERN HOUSE, 6 ROOMS AND BATH; VERY ARTISTIC ELECTRIC LIGHTS; FINE VIEW, ETC.; LOT 25x137:6 FEET.

$9,500—CALIFORNIA, NEAR CHERRY; VERY ARTISTIC SHINGLE RESIDENCE, 10 ROOMS AND BATH; HARDWOOD FLOORS, BEAMED CEILINGS, LARGE OPEN FIREPLACES; NICKEL PLUMBING; KEY LOT; 25x109 FEET; GRAND VIEW.

BOVEE, TOY & CO., 117 Montgomery st.
Members of the San Francisco Real Estate Board.

$44,000—Large corner on Mason st., near Bay; two stores and thirteen flats; 60 feet frontage on Mason st.; improvements all in good condition, with brick foundation; renting for nearly $2800 per annum; pays 6 per cent net and with small expenditure can be made to pay 10 per cent.

$40,000—Four 50-varas in best part of North Beach, west of Van Ness ave.; call on us and let us show you how we can make for you net profit of $10,000 on this property.

$30,000—A good big corner on Mason st., only two blocks from the water front; lot 37:6x87:6 feet; old improvements paying $1300 per year; a quick turn can be made on this property.

$13,000—Store and five flats on Union st., near Dupont; on good-sized lot, sunny side of street; renting for $1300 per year; always rented; a good, safe, investment paying 8 per cent net, and in a locality that is improving every day.

$12,000—6 brand new flats, 4 rooms and bath; Shotwell st., near 15th; well-built, all latest improvements; will rent for $120 per month; two flats rented before buildings completed; large key lot.

$9,750—Six flats on Gough st., near Union, paying $95 per month; lot 45x115 feet; a sale 10 per cent investment.

$7,000—North line of Greenwich st., near Stockton; lot 49:5x137:6 feet, with 2 cottages in rear of lot renting for $25; this is a bargain and will only be offered for a few days.

$6,500—Large lot near Franklin, having a frontage of 75 feet on Lombard st. and a depth of 120 feet to rear street, irregular shape; a great bargain.

$6,000—On Seventh st., near Brannan; lot 25x85 feet, with old improvements; the present activity in this locality assures a quick turn on this property.

$4,000—North of Market st., on Fillmore-st. car line; lot 25x125 feet; the cheapest lot in this vicinity.

$3,500—In the Richmond District, on 5th ave., north of Lake st.; beautiful lot, 35x120 feet.

$2,000—On Lombard st., near Dupont; house of four rooms, with good large basement.

BOVEE, TOY & CO., 117 Montgomery st.

EXTRA SPECIAL.
SUNSET BARGAIN.

Big NW. corner on H-st. car line; size 57:6x100 feet; reduced to $1250 to force sale; corner opposite being sold at $1800.

BOVEE, TOY & CO., 117 Montgomery st.

R. S. BROWNE & CO.,
226 Montgomery St., Next to Mills Bldg.

$30,000—Cheapest buy on the market today; 25 feet frontage on Montgomery st.; substantial 3-story brick and basement building; rents nominal; no leases; rent can be increased.

$23,500—Prominent Bryant-street corner of over 150 feet street frontage; present rents nominal, but this has an elegant future.

$16,500—50 feet frontage; best part of Haight street, close to Fillmore; flats renting for $110 per month; basement of the same can easily be converted into stores.

$15,000—Fillmore st.; best business block; key to the corner; store and flat; one tenant pays over 6 per cent. There is a turn in this.

$10,000—Corner, close to Van Ness ave.; large lot; new improvements, up-to-date in small flats, rented for $110 per month.

$10,000—Pays 13 per cent; brand-new flats, in excellent neighborhood; over 100 feet of street frontage; strictly new and modern and up-to-date in every respect.

$10,000—Choice residence on Laguna st., close to Pacific ave.; rents for $85 per month; $5000 mortgage can remain.

$5,900—Read this; California street, close to 1st avenue; brand-new flats; only $500 cash required, balance can remain at 6 per cent. You certainly never had a proposition like this submitted to you before. Details at the office.

$5,000—Rent $48 per month; good income property; close to Mission and 9th sts.

$5,000—Fine cottage of 6 rooms and bath, laundry and finished basement, in A1 condition; lot 25 by good depth on Ashbury st., close to the Park Panhandle. This is a snap.

CASTLE, PAYNE & McLEOD, Inc.—Largest and best equipped office in the Mission; send for our free weekly printed list of flats, cottages and houses to let; free automobile for customers; open evenings until 8, Sundays till 3 p. m.; notary public in office. CASTLE, PAYNE & McLEOD, Inc., 2543 Mission st., near Twenty-second.

REAL ESTATE—CITY—FOR SALE.

POPE TRACT LOTS.

All going fast; better buy one today; 2 months ago we opened an entire block, all sold but 3; 11 houses now under way; now we have another block ready, some sold; better come out today and make a selection. The locality is free from wind and fog, surroundings strictly high class; price of lots includes stone curbing, bitumen; gas, water and sewer mains in front of every lot; lots in the Western Addition, near the panhandle, and in line with the city's growth; are absurdly cheap at $1600 to $1900, and they'll surely double shortly; lots 28x124 in size. Agent on ground Sunday. LYON & HOAG, 116 Montgomery st.

LYON & HOAG, 116 Montgomery st.
Member of San Francisco Real Estate Board.
Send for our new revised list of property for sale in all sections of the city.

On a prominent corner in the vicinity of Haight and Ashbury sts. we have one of the best pieces of desirable income property in the city; this will equal Fillmore st. in a few years; lot 75x100, containing 4 stores and 10 modern flats of 6 and 7 rooms and bath; all in fine condition and filled with good tenants; rents $405; price $55,000; investigate this.

In that sightly, desirable Presidio Heights section, near the new Presidio terrace, is located this exceptionally fine improved property; 2 flats, 6 and 7 rooms, bath; artistically decorated and in A1 condition; rents $52.50; price $6500; it's worth looking up.

Well located on a splendid corner 16th st., near Mission, on a lot about 50x110, is a piece of good business property which ought by all means to appeal to some investor; 4 stores and 7 flats of 6 and 7 rooms and bath; strictly modern throughout; rents $267; price $45,000.

Near 6th and Bryant sts. is this choice improved property; location especially fine; lot 25x117:6; containing new improvements, consisting of 2-story and basement building, 4 flats and 4 rooms; nicely decorated and finished; stable in rear; rents $75; price $7800. It will pay to examine this property.

Close to the corner of Clement and 2d ave., on a lot 25x120, is situated this desirable property, containing 3 flats of 4, 5, 6 rooms and bath; this is an especially good location; flats always rented; rents $67.50; price $7250.

The owner leaving city, owing to illness, will sacrifice a piece of improved property in that swell location near Washington and Lyon sts.; surrounding consist of fine, elegant homes; lot 25x102:8¼; improvements 3 flats, 7 rooms and bath each; decorations and finishings strictly class A1; 2 flats rented $75; owner living in middle flat; it's worth a critical investigation at $13,000.

A modern cottage of 5 rooms; porcelain bath; fine condition; location near McAllister and Broderick sts.; lot 25x112:6; rent $25; price $4650.

Located on a S. E. corner of Haight st.; is an exceptionally fine piece of desirable improved property, containing 10 modern flats and 3 stores; the building is in good condition and flats always rented; lot 75x100; rents about $500; price $75,000.

In the vicinity of Greenwich and Octavia sts. we offer a lot 50x110; improved by two 3-story buildings containing 6 strictly modern flats of 4 and 5 rooms and bath each; this is in a good renting district; rents $105; price $10,500.

Here is an owner who wants to sell quickly and today he is on the property to see investors; location 1256 Stanyan st.; strictly well constructed 2-story house; modern in all details; finished basement; charming locality and a snap for $5000.

Do you want a downtown investment of exceptional merit? Three fine flats of 7, 8 and 12 rooms, bath; also 2 flats facing on rear street, 5 rooms and bath each; this property has 2 frontages, with a lot 27:6; location inside Golden Gate and Van Ness aves; rents $2800; price $31,000.

Why pay rent? A 2-story strictly modern house of 7 rooms in first-class condition; location near Union st. and Van Ness ave.; fine locality; if you act quick it's yours for $3750.

LYON & HOAG, 116 Montgomery st.

SPECK & CO.,
Members San Francisco Real Estate Board,
209 Montgomery st. Phone Ex. 95.

$105,000—Post-st. corner, east of Jones; five stores and apartments above; lot has three frontages; best buy for the money north of Market st.

$95,000—Howard-st. bargain, near Second; 100 ft. lot, 165 ft. deep; 2 frontages; positively cheapest buy in vicinity; reasonable offer might be entertained.

$55,000—Grand corner on California st., on crest of the hill and Gough st.; 137:6 fronting on California st.; present improvements, residences which net 6 per cent income on full purchase price; a superb property.

$47,000—Turk st., close in; 60 ft. frontage; finely improved; stores and flats; all rented at 6 per cent net; investment that cannot be duplicated in the vicinity.

$45,000—Stockton st., close to Sutter; 39-ft. lot, with double frontage; good improvements; present low rents $2400; could be improved and rents increased.

$40,000—Leavenworth st., near Turk; 50-ft. lot, with improvements; superb site to improve; readily worth $45,000.

$35,000—Elegant residence, Broadway, near Fillmore st.; 12 rooms and 2 baths; modern and exquisite appointments with unsurpassed marine view; in all respects an ideal home for cultured people; lot 27:6x137:9 ft. and the price is right; possibly a fair offer might be entertained.

$22,500—Beautiful flats, 6th ave., near Golden Gate Park; lot 75x120; splendid condition; all rented for $190 month; unexcelled income producer.

$18,000—Ellis st., east of Van Ness ave.; good improvements; lot 27x120, with two street frontages; existing lease expires in May, when present rents can be increased to $125 per month.

$15,000 each—Hyde st., Mason st., Powell st. and Taylor st.; 4 fine properties on corners of these streets; 34-ft. lot, 48-ft. lot, 32-ft. lot and 29-ft. lot, all nicely improved; respective rents $62, $88, $87 and $120 per month; don't fail to investigate these very desirable corner investments.

$15,000—Twelfth st., northerly corner, near Ocean Shore terminal; 50x120; snap at this figure.

$12,500—Seventh st., 2 blocks from P. O.; 25-ft. corner, with good improvements; monthly rentals nearly $100; unparalleled future investment.

$9,000—Eddy st., north line, near Scott; very desirable double flat, 27:6 ft. lot; rents $720 a year.

$5,000—Superb building lot, 46x120, with double frontage; beautiful perpetual marine view; Filbert st., close to Hyde-st. car; price has been reduced from $6000; must be sold.

$3,850—Harriet st., near Bryant; fine little flats; new plumbing and in best condition throughout; income $420 year.

SPECK & CO.,
209 Montgomery st., opp. Mills bldg.

VON RHEIN REAL ESTATE CO. (Inc.),
Members S. F. Real Estate Board.
513 CALIFORNIA ST.

$150,000—Large Geary-st. corner, 62:6x87:6; inside of Leavenworth; improvements renting for $585 per month; this property is cheaper than any recently sold in this locality and will bear inspection.

$100,000—Large spur track corner near Townsend-st. depot.

$70,000—45x77:6; northwest corner of Mission and Spear sts.; splendid manufacturing site.

$45,000—40 foot frontage; Dupont st., near California; well built 3-story brick building, which can be readily leased for $300 per month.

$40,000—Prominent corner, inside of Hyde and California sts.; new building.

$20,000—Mission st., inside of 14th; 8 new flats of 5 rooms and bath each; renting for $2064 per annum.

$15,000—Post st., near Webster; 27:6 foot lot, with 3 flats of 7 rooms and bath each; renting for $1560 per annum.

$13,500—25x90; Howard st., near 7th; improvements consist of flat and store; renting for $996 per annum.

$12,000—80x114; Liberty st., near Guerrero; artistically finished house of 12 rooms and bath, in the sunny belt of the Mission.

$10,500—25x137:6; Carl st., near Cole; improvements consist of 3 flats of 5-6 and 6 rooms; renting for $1026 per annum.

$6,250—23:8x127:8, with L; Clay st., near Webster; improvements consist of house of 9 rooms and bath.

$10,500—30x85; Zoe st., near Bryant; improvements consist of new flats, renting for $97 per month.

$5,000—40x100; northwest corner Clay st. and 26th ave.

$3,500—27:6x106; Devisadero st., near Turk; good business locality.

$4,250—Lot 25:6x114 on one of the prominent streets of the Mission; improvements consist of store and flat; renting for $600 per annum.

$15,500—Harrison st., near 5th; 50-foot lot; improvements consist of 6 well-built flats; renting for $98 per month.

REAL ESTATE MEN, ATTENTION!

Wanted, two or three real estate men to join advertiser (no money required). I have an abundance of city and country property, first-class office fixtures and material necessary to carry on the real estate business, but require help on the outside.

If looking for an easy chance to get into business, please address box 451, Call office; references given and required.

HERE is your chance to get a home on easy payments; 7 cottages, 4 and 6 rooms; take San Bruno cars. Apply lumber office, Army and Condon sts.

STORE and 2 flats, 6 rooms, bath each; bargain; 1 block from cars. Inquire 481 Duboce ave., near Duboce Park

REAL ESTATE—CITY—FOR SALE.

BURNHAM & MARSH CO.,
211 Montgomery st.
Members San Francisco Real Estate Board.

Dry Goods Center.
Grant-ave. corner.

$550,000—6930 sq. ft. of land; 3 frontages; particulars at office.

Very Choice.

$150,000—Extra large lot on 3d st., 120x160, with L 30x80; over 21,000 square feet; well improved and pays handsome income; one of the best buys on the market.

Factory Site.
Factory Site.

$110,000—1020 feet frontage by depth of 300 feet at deep-water landing, with about 400 acres of adjoining land.

Sacrifice on Sixth st.

$86,000—Rent $575 a month; very large corner, 75x125, and pays 7½ per cent clear; nothing like it for the money.

Mission Bargain!

$50,000—Rent $401; very large lot, 104x125; new building on corner; large part lot vacant.

Bargain on Clay st.

$45,000—50 ft. frontage; close to East st.; offered very low for quick sale.

Corner Mission an Twelfth.

$40,000—53 ft. front to rear street.

Twelfth-st. Corner.

$35,000—Rent $189.50 a month; large lot and corner on Ocean Shore Railroad; has big future.

McAllister-st. Bargain.

$31,000—Rents $202.50 a month; large lot, 50x137, on business part of the street, with good 3-story building.

Rare Opportunity.
Presidio Heights.

$25,000—Corner lot, 65x127, easily worth $26,000, with new residence of 11 rooms and 2 baths, hardwood floors, etc., thrown in; grand view from this property, which can never be obstructed.

Golden Gate-ave. Snap.

$21,000—Rent $214.50 a month; corner, and new 3-story building, all rented; see this at once for a quick turn.

Alta Plaza.

$15,000—Rent $122.50 a month; 3 elegant flats; choice location.

Sutter-st. Corner.

$14,000—Rent $85; corner bakery and 2 flats above.

Business Corner!

$11,000—Rent $100 a month; prominent W. A. corner in growing location; 2 stores and 2 flats; new building.

Presidio Heights Residence!

$7,000—8 rooms and bath; on sunny side of street.

Cheap Home.

$3,100—A 50-ft lot near Golden Gate Park; 4-room cottage and stable for 10 horses.

Sutro Heights.

$3,000—House of 7 rooms and bath; almost new; grand view of ocean and heights.

BURNHAM & MARSH CO.,
211 Montgomery st.

BOARDMAN BROTHERS & CO.,
138 MONTGOMERY ST.
MEMBERS S. F. REAL ESTATE BOARD.

$110,000—Close to Market st., in wholesale district; large lot, 12,500 square feet; Present improvements rent for $5100 a year.

$50,000—Polk st.; good sized lot, stores and flats; paying now $2160; can be improved to pay handsome income.

$50,000—Near Eddy and Leavenworth, with good, modern improvements; the finest buy in that district, paying $4100 a year.

$45,000—Large corner lot, close to the Fairmont; present improvements pay $2400 a year; splendid location for hotel or apartments; magnificent marine view.

$40,000—WHOLE BLOCK adjoining Golden Gate Park; grand property for speculation; 240x660 ft.; subdivides into 52 lots; railroad being extended past this block to beach.

$26,000—Inside of Van Ness ave., in a splendid business district; modern house; under lease at $2400 a year; this is a safe investment.

$25,000—McAllister st.; close in; stores and flats; rented low at $1650 a year; good for an early turn.

$25,000—Valencia st. investment; large lot with double frontage; modern improvements. Paying $2340 a year.

$22,500—6th, near Bryant; stores and flats; 50-foot lot.

$19,000—Good corner on Second st.; 130 feet of street frontage; good speculative property, owing to great improvements in that district; at present paying $1632 per annum.

$17,000—Howard-st. corner; store and flats; new building; pays $1350 a year.

$13,500—Close to Howard and 22d sts.; new improvements; small flats; paying $1500 a year; well finished, with modern plumbing, handsome mantels, etc.

$8,750—Mission st., corner of small street; good improvements; store and flats; rents $768. This is worth nearer $10,500.

$7,000—Elegant location; fine marine view and within 10 minutes' walk of Kearny st.; 2 splendid flats, modern; pays $600 a year; this is a great snap.

$3,000—Not far from Thirtieth and Mission; 2 nice little flats of 4 rooms each; they pay $300 a year.

RESIDENCES.

$30,000—Presidio Heights corner; large sunny lot and elegant, modern house; hardwood floors, electric lights, etc.; marine view.

$11,500—Here is a bargain; fine 9-room house in best condition; modern plumbing; good view; sunny; elegant; Jones st., near Clay; lot 27:6x120; price low because owner has left city.

$2,500—Church-st. cottage, 5 rooms and bath; also stable.

LOTS.

$15,000—One of the choicest marine-view lots in the Presidio Heights: 50x127:6.

MANUFACTURING SITES.

$50,000—Close to Third and Townsend; full 50-vara; choice location for factory or warehouse; this is a bargain.

$27,500—Full water lot, 45:10x137:6; close to Howard st.; downtown.

BOARDMAN BROTHERS & CO.,
138 Montgomery st.

GET ACQUAINTED WITH ME AND MAKE MONEY.

Exact Location of Each Piece of Property Given.

$7,500—1341 Minna st., near Fourteenth, 30x80; house of 13 rooms and rear cottage of 5 rooms; stable; basements; rents $60.

$11,000—Southwest corner of Third ave. and B st.; new building, store and living rooms; leased for 5 years for $50; 2 upper flats bringing in about $40; total, $90.

This is without exception the best business corner offered today in the Richmond District.

$1,350—A cheap lot on the west side of Twelfth ave., 100 feet south of California st., 25x120; in a few months when work is begun on Thirteenth ave. in the next block, starting the boulevard, this lot will be worth $1700; my sign on the lot; look today.

"SHANNON, THE REAL ESTATE MAN,"
189-90 Crocker Building.
Formerly 323 Montgomery st.

$6150—118, 118A, B and C Clara st., west of Fourth; 25x80; 4 rooms and bath; 4 flats; rents $54.

SHANNON, THE REAL ESTATE MAN,
CROCKER BUILDING.

MISSION REAL ESTATE.

$10,000—Store and two flats on Mission st.; good basement; modern buildings; rents low, $62 per month.

$3,200—Two flats, 4-5 r. and b., north side of 23d st., nr. Bryant; street work all done.

$3,100—Two flats, 4-6 r. and b., on Chenery st., nr. 30th; rented $28.50; brick foundation.

$1,750—Cottage, 4 r. and b., on the north line of Valley st.

LOTS.

$2,200—Lot on west side of Capp st., 195 feet north of 26th.

$2,000—Corner, 57x100 feet, southeast corner 30th and Noe sts.; street is sewered and gas.

$1,500—Lot 25x114 feet, north side of 20th st., 205 feet east of Sanchez.

$1,300—Lot on the west side of Hampshire st., 114 feet south of 25th.

$1,250—Lot 25x114 feet, north side of 19th, 305 feet east of Noe.

$1,200—Lot west side of Chenery st., near Roanoke; will sell one $625.

$1,500—Corner; northeast corner Noe and Duncan sts.; 55x114 feet; fine building lot.

Before you move, telephone Mission 203 for our list of Mission property for sale and rent.

D. COFFIN & CO., 2528 Mission st., nr. 21st.

CORNER IN PARKSIDE.

For sale at a bargain—A NE. corner, 57:6x100; to make a quick sale this will go for $2500 net this week; opposite corner just brought $2750; mortgage of $1400 at 6 per cent can remain. Box 1259, Call.

$2250—LAKE View, splendid corner; must sell; nearly 18,500 square feet; marine and panoramic views; two car lines near property. Box 467, Call.

$3800—NEWLY finished 12-room house; conservatory; bath; lot 50x100; pretty garden; many porches; sunny location; near electric cars; offered below cost; easy terms. ROTHERMEL & CO., 507 California st.

REAL ESTATE—CITY—FOR SALE.

A. J. RICH & CO.,
REAL ESTATE AGENTS,
112 MONTGOMERY STREET.

MEMBERS OF SAN FRANCISCO REAL ESTATE BOARD.

—LAKEVIEW LOTS—

Cheapest proposition on the market.

Lots, 25x112:6.....$375 each

EASY TERMS

Level and ready for building.

On the Mission Street car line running to Ingleside.

Only a few more left.

Lots in immediate vicinity selling for $550 per lot.

Buy before it's too late.

$35,000—O'Farrell street investment, close to corner of Jones; lot 27:6x137:6 to rear street; old improvements.

$35,000—5 stores and 4 flats; Union street, near Laguna; income $2400 per annum; fine investment.

$12,500—Sutter street residence, next to corner of Laguna; 10 rooms and bath; social hall; house in fine condition; lot 27:6x112:6.

$7,750—Scott street, 2 flats near Oak; 5 and 6 rooms and bath; rents $52.50; lot 25x106:3.

$17,000—Grove street, between Octavia and Laguna streets; lot 50x120 to Ivy ave.; fully improved; rents $133 per month.

$23,500—Ellis street, between Franklin and Gough; 3 beautiful flats, all the latest modern improvements; rents $155 per month; lot 27:6x137:6.

$16,500—Clay street, fine residence, between Broderick and Baker; lot 50x127:8¼.

$23,500—Gough street, large residence, between Sutter and Bush; lot 57:6x137:6.

$14,500—Pacific avenue, residence, between Fillmore and Steiner; 9 rooms and bath; lot 27:6x127:8¼.

$10,500—Fulton street, 2 modern improved flats, near Lyon street; lot 25x100.

$10,500—Ellis street, 3 modern flats; near Laguna street; rents $65.50 per month; lot 28x120 to rear street.

$25,000—Haight street, beautiful large residence, between Broderick and Baker streets; lot 55x137:6.

$16,000—240x200—45th avenue and C street; full and unobstructed marine view; close to Grand Ocean Boulevard.

$9,000—Clay street, near Powell, must be sold, house of 9 rooms and bath; lot 26x75; make an offer.

$13,500—Scott and Union streets; corner lot; 36:9x137:6; unobstructed marine view.

$12,500—Union street residence, near corner of Scott; modern in every particular; fine marine view.

$17,500—9th street lot, between Bryant and Brannan; 50x100.

$12,500—Post street; 3 modern improved flats; renting for $97.50 per month, between Buchanan and Webster streets.

$225,000.

For sale for a few days only, the magnificent holding on Second street, near Market; paying $12,000 a year revenue. The building is steel and stone, six stories high. This is a safe investment and this price will only remain for a very short period.

A. J. RICH & CO.,
112 MONTGOMERY STREET.

MOOSER & ST. GERMAIN,
336 BUSH ST.

Members of the San Francisco Real Estate Board.

$50,000—Business property; stores and apartments under secured lease; income 7 per cent or better; a fine investment; corner, bet. Post and Geary sts.

$42,500—Exceptional south of Market st. corner; over 8000 square feet; 3 frontages; partly improved; rents $2450; 8th st.

$20,000—Best portion Bluxome st.; large property; present improvements pay nearly $1200.

$21,000—Magnificent corner on Devisadero st.; over 60 feet frontage; transfer point; grand building site; price very low.

$45,000—Sutter st., near Polk; improved property; fair income; large double frontage; proportionately as good as Market-st. holding.

$22,500—Ellis st., near Leavenworth; 27 feet frontage; certain to enhance in value in this quarter; old improvements.

$9,000—50 feet frontage on Polk st.; an excellent buy.

$23,500—Bush st., right downtown; income paying property; modern improvements; rents $1940; a genuine snap; see this Monday.

$4,500 each; 60 feet frontage on best residential portion of Vallejo st.; marine view.

SPECIAL SMALL BUYS.
SUNSET.

$450—On W st., on Parkside electric road; lowest priced lot in vicinity.

$550—A corner; 32:6x100 on R st.; snap.

$1,500—57:6 feet; corner on I st.; cheap.

$550 and $650—45th and 46th ave. lots.

RICHMOND.

$700 to $800—Fine lots around 19th ave. and C st.

$1,100 each—3 grand lots on Clement, near 19th; a cash offer invited for these 3 lots.

$875 each—27th ave. and California st.; see these lots.

$700 each—3 lots,