



A decidedly optimistic feeling prevails in San Francisco because the belief is general that after the elections people will settle down to the business of rebuilding. There is also the feeling that the great mass of voters realize how important it is to the welfare of the city to put good men in office, and will take their convictions into the voting booths.

There also is another factor which helps to keep up this optimistic spirit. While there is a financial stringency all over the world it is thought that it will have less effect in San Francisco than elsewhere, because there is an enormous amount of work being done in the city, which keeps money in circulation. In fact, so great is the extent of the building operations that it is impossible to get men for certain lines of construction, even with the high wages offered.

These men are not spending their money foolishly, but are putting it into the savings banks, and the deposits in the savings banks have agreeably surprised the banking community. At one time it was feared that the deposits would show a shrinkage, but, instead, they are well above the average, and it is argued that if the deposits continue to pile up, the banks will be compelled to loan for building, and real estate will take on a boom.

These are the reasons for the optimistic spirit displayed in San Francisco. First because of the immense amount of work now going on and secondly because of the increase in the deposits, which is the keynote of all prosperity and which eventually will lead to the banks loaning money for the purpose of rebuilding.

NO LUCKY BARGAINS There is another good sign which should be taken into consideration. Speculators are not able to pick up bargains. The mere fact that owners are holding property in proof that they are not pressed for money. There are many people in the city who are willing to purchase property if they can get it cheap, but no such propositions are on the market.

Offers of \$60,000 for property which is valued at \$100,000 frequently have been promptly turned down. This shows that people are paying up their interest on their loans and there are no foreclosures. Everything points to the conclusion that the condition of the town is good. Buildings are beginning to loom up and a casual tour through the city will show that there are finer and better buildings being put up now than were here before the fire.

A year from now and San Francisco will have almost assumed its old aspect. Not a day passes that some of the firms which were doing business in the old quarter are not returning or preparing to return. The night life in the downtown district is gradually coming back, which proves that the spirit of the old San Francisco is not dead.

At one of the well known cafes, frequented by the so called bohemians, the same faces are to be seen, showing that it will not be a great while before San Francisco will resume its old ways. It is merely a matter of time in which direction the wishes of the public are moving, and it is evident from this that, after all, there is to be one real San Francisco, and that where it used to be.

This does not mean that Van Ness avenue and Fillmore street are to be abandoned. Most real estate people are confident that for many years Van Ness and Fillmore will continue to be the main thoroughfares, and that the old operators, like John H. Sperdy, are positive that the tremendous start that Fillmore street has had will never be lost.

A PERPLEXING QUESTION A question which is perplexing real estate men is how to determine values. Property on Van Ness, Kearny, Van Ness and Fillmore has a high valuation, but they assert they are in the air when it comes to values of property south of Market street. The former valuation of the district was based on the population which was the densest in the city. The side streets were filled with houses which contained large families, and streets like Stevenson had a fixed valuation because they were used as the back entrances of large business establishments.

This is all changed now. The population has vanished and the Mission is the garner. Real estate men assert that this, however, has no effect upon the property owner when it comes to making him an offer for his holdings. He clings to high prices and in many instances demands a higher sum for his lots now than before the disaster. How to overcome this is the problem, and the only solution the real estate men can see is the public auction, for they hope that when property owners find out what they are offered, they might come to a more reasonable adjustment in values.

Complaint is made that several good propositions have been turned down, one owner indignantly refusing an offer of \$2,000 for a lot 25x30 on Perry street. Operators say that owners are making a mistake in holding out for high prices. Because if they were more reasonable sales could be made and this district rebuilt in flats and so bring back the population and thus help to build up the downtown district. It is asserted that these side streets are fitted for small flats for the use of workmen who do not like the idea of living far out of town and having to pay car fare to and from their work. That flats now are in demand in this district is proved from the fact that out of 12 flats that lay idle for the last two months in Stevenson street, 10 were rented during the last week. The residents in the Mission are indignant because of the condition of Valencia street between Market and Twentieth and are preparing a petition to be presented to the board of supervisors asking that lights be placed on that thoroughfare. They assert that there are no lamps on that part of the street and nothing has been done to stifle the disaster.

SEEK RESIDENCE SITES G. H. Umbesen & Co. report an active inquiry for properties in the residential districts, both for investments and homes. The installment market has been lively and they have disposed of 29 lots in the Crocker tract during the past week. The firm is looking toward to a successful sale, mechanics and others showing a disposition to locate in this section and to take advantage of the easy terms being offered. Leasing has been quiet, but with the downtown movement growing stronger each day they look forward to a good market in the fall.

Property in the peninsula is looking up and the new tract at Fair Oaks promises to be well established in a short while. In fact, there is a decided boom in country property and an excursion is to be run tomorrow to Capitola heights, where several hundred lots are to be put on sale.

E. H. Bier reports that he has purchased from Nat Raphael for \$17,500 a lot, 65x70 feet, on the west side of Sec-

ond street between Harrison and Bryant, 70 feet north of Silver, on which he intends to put up a brick building for wholesale or warehouse purposes. Edward J. Hooper has opened a general real estate business in Montgomery street.

A NEW THEATER An important lease is being consummated by the firm of A. J. Rich & Co. with the Archie Levy amusement company for the property situated on the northeast corner of Green and Stockton streets, which has a frontage of 127.8 feet on each street, with an entrance from Pierce row on the northerly side. The term of lease is for 25 years with a purchase option incorporated.

It is the intention of the amusement company to construct at once a fireproof class A theater which will accommodate somewhere in the neighborhood of 2,000 people. It will be a vaudeville house. Property in the southern end of Van Ness avenue has been in demand since it became known that one of the most prominent automobile manufacturers in the United States is having constructed one of the largest salesrooms and garages in the country. The garage will occupy the plot of land owned by the Hooker estate, which has a frontage of 275 feet in Van Ness avenue.

The buildings are to be fireproof, constructed of brick and iron and concrete floors, one and two stories in height. The ground floor will be utilized for display rooms for automobiles, assembling rooms, repair shops and general storage, while the upper floors will be utilized as sleeping apartments and clubrooms for chauffeurs.

The Winton company of Cleveland will occupy almost the entire structure, while the Thomas company and the Oldsmobile company will be the other tenants. The term of the lease is 10 years, with a privilege of continuance.

ROCKAWAY BEACH SOLD Thomas Magee & Sons announce the sale of Rockaway beach, near Point San Pedro. The company which has purchased this large acreage will lay it out in cottages and bungalows. The property fronts on the ocean and is reached by the newly opened Ocean Shore railroad. The company which has purchased the property is under the management of Cline Brothers.

Following along on a logical parallel with the great developments and extensions being made down the ocean shore of the peninsula and the activity in the building of coast resorts, the holders of Rockaway beach are negotiating for improvements that will mean an investment of a large amount of money. There will be about 2,000 buildings.

Engineers and contractors are preparing for street and lot grading and plans for cottages and bungalows are being drawn, and it is predicted that the Rockaway beach of 1908 will be one of the prettiest suburban divisions in the country. It lies about 12 miles beyond San Francisco.

Every kind of sport may be indulged in at Rockaway beach. There is surf bathing on the broad stretch of beach, and it is in this environment that many families will spend their vacation next year.

KEARNEY STREET SALE The firm of Landgrebe, McNevin & Jones report the sale of the property situated at Kearny and Jackson streets for more than \$30,000. The lot has a large Kearny street frontage. This transaction is of more than ordinary interest, because the property has changed ownership twice within the past three months. The former owners, A. Crocker, I. Schwartz and L. Friedman, had sold the property on their investment. It is the intention of the new owner to erect immediately a handsome structure in keeping with the surrounding properties.

Baldwin & Howell have sold to George W. Hooper, for account of John G. Jones, a lot on the east side of Jones street, north of Clay. The purchase price being about \$25,000. It will be gratifying news to the owners of Nob Hill property to know that Hooper's intention is to construct a handsome residence on the lot in the near future. His former residence was one of the handsome homes on Nob Hill, but the new one will be more pretentious.

The same firm also has sold to T. W. Reed, for the account of Matilda Reynolds, a lot in the north line of Sutter street, west of Baker. The improvements consist of two flats of 6 and 8 rooms and bath each, renting for \$85 per month. The price was \$9,000.

Other sales are as follows: Alexander Olson to V. H. Rosette, five room cottage and lot in the south side of Lake street, west of Fulton, for \$3,800. Samuel Crozier to D. Sutter, lot at L street and Twenty-fourth avenue, for \$1,200. William Wallace to Julius Frankel, lot in the west side of Fourteenth avenue, north of J street, for \$1,200. William Lewis to J. P. Grimes, lot in the west side of Twentieth avenue, south of California street, for \$1,100. Peiers to C. Anselor, lot in the east side of Pierce street, south of Chestnut, for \$1,125. William F. Lewis to Margaret McHugh, lot in the west side of Twentieth avenue, south of California street, for \$1,100. Cliff House company to E. P. Dranske, lot in the north side of Clement street, west of Twentieth avenue, for \$1,100. Emily Lyons to Catherine Bowen, lot in the north side of Lombard street, east of Steiner, for \$1,900. L. R. Stratton to A. H. Speerer, lot in the north side of Clement street, west of Eighteenth avenue, for \$1,150. B. and L. Hallmeier to C. B. Kelly, lot in the north side of a street, west of Twentieth avenue, for \$1,200.

SOME NEW LEASES Baldwin & Stetson report the following leases: For the account of Claus Spreckels to F. D. Wainwright, building for private boarding house purposes at southeast corner of Jackson and Gough streets, five years, \$15,000. For the account of Equity Realty company to H. J. Ash & Co., store with rights of way, east line Dupont street, north of Green, five years, \$12,000. For the account of Equity Realty company to F. Dilo & Co., store at northeast corner of Dupont and Green streets, five years, \$9,000. For the account of Mrs. Margaret Nolan to Dr. George B. Rich, Elsie flat, 2238 Mission street, four years, \$2,400. For account of T. J. Crawford to Dr. Harrison, middle flat, 3053 California street, at \$50 a month, for several years. For the account of the Equity Realty company to E. Martin, store in the east line of Dupont street, north of Green, three years, \$1,500. For account of Nels Peterson to Mrs. Minnie J. Day, lot in Mima street, northeast of Seventh, five years, \$1,020. For account of the Equity Realty company to Demarshall Brothers, store in east line of Dupont street, north of Green, one year, \$1,020. For account of Mrs. Meeka to Mrs. Kahle, residence at 2541 Washington street, one year, \$840. For account of William H. Dorman to Walter Lines, store at 3637 Eighteenth street, three years, \$795. For account of T. J. Crawford to D. Levin, upper flat at 3055 California street, at \$50 a month, for several years.

RECENT SALES D. Coffin & Co. report the following sales: Lot in east line of Alabama street near Precita

avenu; buyer, Nellie H. Callahan; seller, Mrs. Miller. Lot in west line of North avenue near Eureka; buyer, Rose Cross; seller, Mary T. Burns. Lot and improvements at 4100 Twentieth street; buyer, Mrs. S. W. McIlvoren. Lot in east line of Clarendon street near Mitchell; buyer, Thomas O'Brien; seller, Luigi Secchi. Lot at corner of Muller avenue and Alabama street; buyer, The Diamond; seller, Mrs. Muller. Lot at corner of Fourteenth and Mission streets; buyer, Michael Collins. Lot and improvements at 5 Merritt street; buyers, Frank and Elizabeth Lechner. Lot and improvements at 246 Eureka street; buyers, Josephine and Florence Low; seller, W. H. Greenwood. Lot 18 Capper street, near Diamond; buyer, Josephine Low. Lot and improvements at Nineteenth and Hampshire streets; buyer, Mrs. Bertha Fox. Lot in San Bruno avenue near Twenty-second street; buyer, P. Lepphardt. Lot at corner of Silver and University avenues; buyer, N. Olsen. Lot at Sussex and Diamond streets; buyer, Joseph H. Redd; seller, Hoppe. Lot in Clara avenue near Seventeenth street; buyer, George McNulty; sellers, John and Ella Cornhill. Lot in India avenue near Madrid; buyer, Dave Oliver; seller, D. Coffin.

The Laundry Co. Babin Company report the following leases: Louis Schultz to F. M. Carrillo, store at 670 Washington street, four months, \$2,900. Louis Schultz to F. M. Carrillo, three story and basement brick building at 822 Kearny street, 40 months, \$8,400. Bertha Dupuy to Leon Saenz and Roman Elezuela, three story brick building at 670-672 Broadway; 48 months, \$10,080. Ah Quan to Y. Srajal, basement at 647 Pacific street, 40 months, \$2,100. Benjamin A. Marzla to Fong Tse King, Fong Wing and Fong Get, three story and basement brick building at Stockton and Sacramento streets; 120 months, \$30,000. Oscar Heyman & Bro. report the following sales: Clark McGee and Carrie McGee, lot at Excelsior avenue and Munich street. John Berlinger, lot in Goettingen street south of Harkness. Lot in A street east of Forty-first avenue. Fritz G. C. Martens, lots 148, 149, 150 and 151, Alvar tract, Alameda county. Emma Fessler, lots 22, 23, 24 and 25, block 8, Heyman tract No. 2, in Silver avenue, part of Payson tract. Jean and Madeline Saint Lesin, lot 1, block 2, Heyman tract No. 2. Edward Gray, lots 2 and 3, block 2, Heyman tract No. 2. J. C. Stromswold, lot 46, block 1, Heyman tract No. 2. J. and H. Coblenz, south line of Virginia street, 122 feet east of California avenue, 26 x75 feet.

Dan O'Callaghan reports a busy week and an improved demand for desirable income properties, as well as for building sites and residences. He reports the following sales: Six flats on Baker street, facing the panhandle, \$21,000. For E. Castello, lot at corner of Haight and Broderick streets, \$10,000. For Edwin L. Hunt, lot in Alameda street, west side of Masonic avenue, between Haight and Wall streets, \$8,000. For John L. Koster to John Karstenesen, lot in Oak street between Pierce and Steiner, \$4,000. The following leases also were negotiated by O'Callaghan: Morton draying and warehouse company to Wallace Austin, property at Bryant and Bryant streets, for five years, for \$15,000. Wolf & Hollman negotiated many leases during the week, as follows: For the Adams estate company, lot in north line of Fulton street, near Gough, to Sturdy coal company, for five years. For the Atlas investment company, building in Polson street, near Eureka, to de Mauro paste factory, for five years, for \$5,000. For G. Moriarty, lot in Polson street near Harkness, to D. McMeister machinery company, for three years. For Walter Adams to Mrs. W. B. Shuman, residence at 1051 S. Van Ness street, for two years, at \$100 a month. For Rose Oppenheimer to Brodhoff-Nelson company, building at Clay street, for two years, at \$100 a month. For Lucy Pifer to Mrs. N. S. Newman, residence at 1051 S. Van Ness street, for three years, at a total rental of \$3,000. For Leonard Lang to E. F. Burns, lot and building in Castro street near Fillmore, for seven years, at a total rental of \$35,000. For John Shetwood, residence at California and Middle streets to the superior court, for one year. For Atlas investment company to Artistic structure company, building at 1213 Polson street, for three years. Apartments in the St. Saviour, corner of Clay and Jones streets, to William Chamberlain, to J. E. Thompson. Fourteen apartments in the Leavenworth, corner of Clay and Jones streets, to William Chamberlain, to J. E. Thompson. For Rose Auerbach to Jack's restaurant, building at 615 Sacramento street, for five years, at a total rental of \$12,000. Sold for Albert Gallatin to R. D. McElroy, lot in Green street, east of Pierce, for \$4,000. Sold for J. B. Boland, two lots at 1000 Cook street near Point Lebois avenue, for \$5,500. To John Shetwood, residence at California and Middle streets, south of Seventeenth, for \$12,000. To James Andrews, frame building in Wallace street, west of Scott, for \$5,500.

Wolf & Hollman will move into their permanent headquarters at 327 Kearny street about September 15. Much interest is being manifested in the excursion tomorrow to Capitola Heights, which will be run under the auspices of Stanford & Co. An opening sale of real estate in the popular summer resort country adjacent to Santa Cruz and Capitola will be held, and many realty buyers are interesting themselves in the property bargains offered.

BOOM FOR LELAND Leland is on the verge of a building boom. Foundations of concrete are set for the machinery of the mill, which already is under construction. Ground has been broken for a residence to be erected in block 2. Seven other homes are contemplated and will be built at once. A three story concrete commercial block, with stores on the ground floor and hotel above, will be commenced as soon as the plans are completed, and a depot building also will add to the attractiveness of Leland. Street grading progresses rapidly. Already 10 miles of streets have been leveled to grade. Two large storm canals to dispose of surplus water will be completed by the time the fall rains begin.

J. L. Gibson has assumed his duties at Leland and will superintend the public work there. He also will oversee the erection of houses on the lots already bought by suburban home seekers. Bishop Atkins of Nashville, who was largely instrumental in securing the location of the new college at Leland, has bought a beautiful residence site in Leland and is having plans drawn for the building he proposes to erect on the lot. He will likely make Leland their home as soon as the building is completed.

Carson & Chivers, architects, are preparing the plans for Leland's college, which will be called The California Jr. college, and work on the institution's buildings will begin as soon as the plans are approved. D. Coffin & Co. report the following sales: Lot and improvements known as 67-69 Home-street; buyer, J. Janowitz. Lot in north line of St. Mary's avenue near

Many People Keep Cans of Iseleton Evaporated Milk on hand at all times because milkmen will forget.

ST. PAUL'S IN PERIL—London, Aug. 30.—The committee of architects appointed to inquire into St. Paul's cathedral, has issued a report which declares that, while the cathedral is in no immediate danger, precautions are necessary to preserve it from disaster.

IN PONTIFF'S MEMORY OAKLAND, Aug. 30.—Special services will be held Sunday morning at the

Catholic churches in memory of the Roman pontiff, Rev. John W. Sullivan of St. Patrick's seminary will preach.

GALEHOUSE CASE DELAYED SAN RAFAEL, Aug. 30.—On motion of J. W. Cochran, attorney for Dr. F. C. Galehouse, who is being sued for divorce on the ground of extreme cruelty, the case was continued for a week. Cochran said that Mrs. Galehouse's condition, he understood, made it impossible for her to appear in court at this time.

PINNED UNDER BUGGY SAN RAFAEL, Aug. 30.—Andrew Peterson, an employe of the E. K. Wood lumber company of this city, was injured today when a buggy in which he was driving near San Anselmo went down a 10 foot embankment. He was pinned under it.

CAPTAIN KELLY'S FIRST CHARGE—The first charge made by Captain Kelly of Company G was filed with the secretary of the police commission yesterday. He accuses Policeman Wallace A. McDonald with violating the rules of the department by being absent from his beat from 5:15 till 5 a. m. August 27.



JUNCTION OF MISSION STREET AND SAN JOSE AVENUE

For Home or Investment Choice Building Lots On EASY TERMS 10 PER CENT CASH \$10.00 PER MONTH Every man or woman who desires to own their own home may do so. Begin now. Come Sunday and pick out your lot in the CROCKER TRACT One fare, five minute car service. Ocean View, Cemetery line and San Mateo Electric Cars pass the property. Agents on the ground every day, including Sunday. G. H. UMBSEN & CO. AGENTS

FORMER STANFORD COED WEDS BERKELEY JAPANESE BERKELEY, Aug. 30.—A romance of an unusual sort came to light on the campus when the news spread that Yoshi Kuno has won for a bride Mrs. Walter N. Fong, a white woman, the widow of a former Chinese instructor at the university. Kuno is an instructor in Japanese in Professor Fryer's department of oriental languages. Several years ago Emma House wedded Walter Fong, after both had been students at Stanford. She was a San Francisco girl. Fong was called to the presidency of a college in South China. He made a brilliant record in this position. Fong was at the height of a notable career when he was stricken with the plague and died. His widow returned to California last year. Kuno proposed marriage to Mrs. Fong last spring. The pair journeyed to Colorado four months ago, where the authorities approved of the marriage.

NEWARK You'd Invest at Newark If you visited it. If you realized its future. If you knew what we know. If you saw the railroads building. If you saw the construction steel on the ground. If you saw the factories at work. If you knew the climate. If you pay rent. If you want your own home. If you can save a little money. Newark: A manufacturing city on the bay shore, where land and water transportation meet. Newark: The railway center of California; the city with a definite destiny of greatness. Quarter acres \$200. 10 per cent cash, balance 5 per cent per month. No interest. No taxes. The lots are three to four times as large as city lots. You may buy city lots at country prices if you buy now. New factories are locating at Newark. Electric railways down the bay coast will pass through Newark. PACIFIC LAND INVESTMENT CO. (Incorporated May 13, 1876) Newark, Alameda Co., Cal. San Francisco Office: Room 35, 779 Market Street

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