MARIN COUNTY REAL ESTATE

EASY TERMS

GREAT BIG LOTS

$550 $550 $550

At Mira Monte park, Kentfield, Marin Co., the prettiest spot in Ross valley; home of the late Hall McAllister, upon which he spent a fortune in beautifying; big lots; excellent water; also bathing facilities; large lots, 50x140, $550 and upward; small cash payment, balance $10 per month; streets graded and macadamized; sewers and water mains laid; 45 minutes by fast electric train and Sausalito ferry from city. Agent on the grounds.

LYON & HOAG,
636 Market st.

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LYON & HOAG
636 Market st.

PRICE $12,000—For a great big mansion and several acres of ground in perfect condition, which cost $75,000; the residence of the late Hall McAllister, Mira Monte park at Kentfield, Marin Co.; a grand residence or swell resort; large grounds; bathing facilities; excellent view of Mt. Tamalpais; home is surrounded by evergreens, shrubbery and the finest variety of flowers; the best and purest of water. You could subdivide the ground and get your money back, so we are practically giving you a house which cost $75,000. We are selling beautiful lots there for $550 and up, size 50x140, one-fifth cash, balance $10 per month; streets graded, macadamized and sewered.
LYON & HOAG,
636 Market st.

2 COTTAGES, just finished; modern; one, $2,500; the other, $1,850; ½ acre each; small deposits and small monthly payments, if desired; phone, write or call before 10:30 a. m. or by appointment. W. L. COURTRIGHT, 711 Sansome st. Temp. Sutter 3260 or 1230.

FOR sale, San Anselmo—New residence, 6 rooms and bath, high basement; shade trees, garden, etc.; cash or terms. Box 252, San Anselmo.

SAN MATEO REAL ESTATE

A SUBURBAN HOME
Should be easy of access, free from undesirable surroundings, such as saloons, stores, etc.; have plenty of California sunshine, shaded by healthy trees, and above all, the price must be right.
IN HAYWARD PARK (SAN MATEO)
You will find all these things. Accessibility; 25 minutes from San Francisco by Bay Shore Cutoff; 5 minutes' walk from depot; free from undesirable surroundings. This is guaranteed by restrictions in deeds. Sunshine, and the tract is covered with shrubbery and trees, being part of the grounds of the late Alvinza Hayward. Further, this superb property
ADJOINS THE "PENINSULA HOTEL,"
The Del Monte of San Mateo. This fine hostelry will always be a factor on which to base the value of the property.
Lots, 50 feet front or more, from $900 upward; terms, only one-fifth cash, balance to suit.
Write for illustrated pamphlet containing views of Peninsula hotel and Hayward park.
BALDWIN & HOWELL,
318-324 Kearny St.
Phone Temporary 4810.

PALO ALTO REAL ESTATE

PALO ALTO REAL ESTATE.
QUARTER acre lots in our South Palo Alto tract; beautiful trees; climate superb, unsurpassed educational advantages, high ground, streetcars, sidewalks, street improvements, good water, 50 minutes from S. F.; 40 trains a day; price $350 to $650; no taxes; small payment down, balance monthly; buy now; only a few lots left; send for catalogue.
C. M. WOOSTER CO., 1666 O'Farrell st.

FARALLON CITY REAL ESTATE

FARALLONE CITY is beach property, 10 miles north of Halfmoon bay, on the new Ocean Shore road; 30 minutes' ride from the city hall; prices low; terms easy; returns certain; excursions daily. Office at 251 Van Ness av.

MONTARA REAL ESTATE

MONTARA—The largest and most picturesque townsite on the new Ocean Shore R. R. Villa site lots, garden land, acre tracts, for sale. Easy terms. The company makes all improvements. Lots $200. Free excursion daily. Salesman wanted. Montara offices, Van Ness theater building.

BRIGHTON BEACH REAL ESTATE

BRIGHTON BEACH.
A seaside suburb par excellence; 5 miles from S. F.; liberal inducements to active agents. Call at 20 5th st. nr. Market 3-5 p. m.

FOR fine seashore residence properties on the new Ocean Shore railroad, call or write H. A. MACDONALD & CO., 2235 Mission st., city.

REDWOOD CITY REAL ESTATE

SEND stamp for illustrated booklet and map of Redwood City and vicinity. REDWOOD CITY REALTY CO., 206 Main st., Redwood City.

REAL ESTATE TO EXCHANGE

CONTRA COSTA county: $7,500; 40 acres near Concord; hard finished 6 room cottage; good outbuildings; 10 acres vineyard; family orchard; balance in grain; splendid water supply; good roads; will trade for Oakland or Berkeley property. (R237)

San Benito county: $5,200; 100 acres near Hollister; lies adjacent to county road and railroad switch; all under cultivation; fenced and cross fenced into 3 fields; the present income from hay alone is 10 per cent on entire investment. (29)

Nevada county: $3,000; 200 acres near Nevada City; 2 houses; 40 acres under cultivation; 6 living springs; about 6,000 cords of oak and pine; stock; implements; good roads. (R259)

Placer county: $2,500; 40 acres good fruit land near Auburn; 5 acres in prunes; 5 acres in grain; fine irrigating ditch through property; will trade. (R249)

Alameda county: $750 per acre; 10 acres near San Leandro; fine vegetable land; all under cultivation; will trade. (R281)

San Joaquin county: $50 per acre; 968 acres fine grain land near Farmington; all level; part cash will handle it; will trade. (R245)

Clear lots at Pacific Grove in exchange for town or country property.

$7,500—Fine grocery business in San Francisco; new fixtures and modern conveniences; horse and wagon included; clears $300 net per month; will trade for country property. BC38)

I can sell or trade your property; write me about it; see other S. F. papers for additional list.
GEO. W. AUSTIN, 1018 Broadway, Oakland.

BLOCK of land in good locality in Berkeley; O. K. for subdivision if desired; grain land or good town property in any good locality in the interior; or will take property in southern California. EX., care of THE WARREN CHENEY CO., 2082 Center st., Berkeley.

$6,000—For sale, mountain stock, fruit and hay ranch of 255 acres, in Santa Clara county; house and barn; fenced cross and hog tight; plenty wood and water; will exchange for property in San Jose or San Francisco. 1489 Dolores st., S. F.

TO LEASE

12TH st., 132-134—Will lease for term of 4 years; fine location for wholesale or light manufacturing; plate glass front; cheap rent. Apply Argonaut Manufacturing Co., 551 McAllister st.

14,500 square feet loft; reinforced concrete class A building; light three sides; front and rear entrance; freight and passenger elevator service free; 5 and 10 years lease. Apply F. W. BRAUN, 303 Market st.

TO lease—Privilege to buy 100 acres choice bottom land, situated in Alameda county, 17 miles from city. For particulars, H. WOLKING, 415 Haight st., S. F.

FOR rent or lease, large dining room; ground floor of 100 room hotel; 50 boarders to start; French range in; low rent. Call or address 279 13th st., city.

40x108—CLAY nr. Kearny, opp. hall justice; 2 frontages. Owner, 1777 Page; long lease.

LAKE COUNTY REAL ESTATE

FOR Lakeport City property, farms, orchards and vineyard lands, poultry and stock ranches call on or address J. S. HOWARD, box 263, Lakeport, Cal.

PLACER COUNTY REAL ESTATE

RESIDENCES and farms at all prices for sale. Lists from W. J. McCANN, East Auburn, Cal.

SANTA CRUZ REAL ESTATE

HOMES, investments, lots, ranches, seaside resorts. EMBERT M. BROWN, Santa Cruz, Cal.

WATSONVILLE REAL ESTATE

Investments, homes, orchards. Best country on earth. List sent. Orchard Realty Co.

REAL ESTATE WANTED

WANTED.
To buy about 20 acres land near the city, with railroad facilities (spur track), also water facilities, if possible. Submit full particulars by letter to
H. S. WHITE MACHINERY CO.,
9th and Bryant sts., San Francisco, Cal.

PROPERTY WANTED

WANTED—To rent, by responsible tenant, ranch within 50 miles of San Francisco. Address box 3535, 1108 Valencia st.

A RANCH near Vacaville. Write GEO. W. AUSTIN, Oakland.

CHEAPEST and best in America, The Weekly Call, $1 a year.

ALAMEDA REAL ESTATE

THE MASTICK PARK TRACT
THE MASTICK PARK TRACT
THE MASTICK PARK TRACT
MR. HOMESEEKER: It will pay you to read this BEFORE SELECTING YOUR HOME.

YOU owe it to yourself to inspect the beautiful MASTICK PARK TRACT property in ALAMEDA—THE HOME CITY.

SEE the cozy homes already built and building. SEE the choice lots still awaiting the home builder.

SAVE 20 PER CENT.
10 per cent discount for cash.
10 per cent additional if you build.

OR SAVE 10 PER CENT
By buying lot on easy terms and BUILDING.

OR buy your lot on easy terms, and when ready to build you have your homesite.

OR we will FURNISH LOT and MONEY to build and deed you the property for an initial cash payment amounting to ONE-FOURTH of house and lot and monthly payments amounting to 1 PER CENT of cost of house and lot. YOU SAVE ALL BUILDING PROFIT. You have the option of making larger monthly payments.

BY buying in the MASTICK PARK TRACT you have the advantage of both city and country. WE DO NOT PROMISE RAPID TRANSPORTATION—IT IS HERE—74 trains daily to San Francisco. Fare $3 per month. Time, 28 minutes. 1 MINUTE'S WALK from tract to MASTICK STATION. 6 MINUTES' WALK TO ENCINAL STATION with 35 daily trains to San Francisco.

NO PROMISE OF STREET WORK, SIDEWALKS, WATER AND SEWER—THEY ARE IN.

We do promise 20 to 23 minutes' time from Mastick station to San Francisco as soon as the S. P. changes its present suburban steam system to electric.

Two million dollar car equipment already ordered.

We do promise less than 5 minutes' time from Mastick to 14th and Franklin sts. Oakland, when above change takes place.

Figure yourself how desirable and valuable the Mastick Park tract property must become.

IT is worth something to you to know you can reach home in 30 minutes from the ferry depot. THAT you can calculate within 3 minutes of your time of reaching home.

That the Mastick Park tract is the only desirable suburban residence district within 7 miles and 28 minutes of the San Francisco ferry depot and within 7 minutes of Oakland.

THAT your family has an abundance of fresh air and sunshine!

THAT you can raise your own vegetables and small fruits and keep a cow and chickens if you want to.

THAT the soil is a rich, sandy loam—no adobe—workable at all seasons of the year!

THAT you can make 8 per cent interest per year on the cost of your lot from what you can raise on the rear of it!

THAT this property is bankable, steadily increasing in value, making good interest on your investment.

THAT Alameda banks are advertising to loan money on Alameda property.

THAT the Mastick Park tract property is to Alameda and Oakland what the Santa Fe tracts were to Oakland and Berkeley. Buy now before advance in price.

THAT the city of Alameda is the San Diego of the bay counties.

LIVING IN A CROWDED city is an unnatural existence. It may be all right for you, but unselfishness demands you should do all possible for the good wife and children.

YOU can do this by living in MASTICK PARK, and for less money than in San Francisco.

TERMS and prices place this most desirable residence property within the reach of the most moderate purse.

To reach property from San Francisco take ALAMEDA boat at ferry depot. ON ALAMEDA side take train to MASTICK station, walk 1 block north to tract, which fronts 1,080 feet on Pacific av. (70 feet wide), one of ALAMEDA'S most beautiful highways.

FOR further particulars call, or a postal will bring you a circular containing a map of ALAMEDA city and a plat of property, showing lots, prices, etc.

OFFICE OPEN DAILY.

C. C. ADAMS & CO., AGENTS.
813 PACIFIC AV., ALAMEDA, CAL.
Phone Alameda 2482.

JAS. GILLESPIE,
REAL ESTATE AND RENTAL AGENT,
1783 LINCOLN AV.,
GRAND STATION,
TEL. ALAMEDA 1142.

$1,400—2 flats with separate entrances; lot 25x108; 2 blocks from Grand station; renting at $26.50 a month; speak quick if you want this.
$3,000—3 flats of 4-5-6 rooms; large lot; renting at $72 per month.
$4,000—House of 6 rooms, being on the sunny corner; lot 45x108; just finished.
$2,200—Cottage, 4 rooms; lot 50x100; Pacific av. near Grand station.
$1,500—Cottage, 4 rooms; lot 45x100; near Park st. station; must be sold.
$500—Corner lot, 33x100; near High station.
$400—Lot 25x100, near Bay station.
$3,500—Corner lot, 70x130, at Grand station. This is business property and will soon double in value.
$1,600—Lot 50x108; near Union and Central av. This is a snap. If you are looking for a home or a lot to build on come and see me, I will suit you.
JAS. GILLESPIE
Open Sundays and Evenings.

CHAS. E. WEHN,
Successor to Halsey-Wehn Co.
$4,000—Beautiful modern cottage; 6 rooms and bath, high basement, etc.
$4,250—New story and a half home of 6 rooms and bath; corner lot; near station, cars and school; terms if desired.
$3,000—Good high basement cottage; 5 rooms and bath; terms $500 down, $40 per month; corner lot.
$2,500—Cottage; 5 rooms and bath; snap.
Lots 33x135, $325; terms.
Lots 46x150, $600; terms.
Only a few in this tract left.
CHAS. E. WEHN,
1128 Lincoln av., Bay station.

L. W. McGLAUFLIN,
Real Estate and Insurance,
Citizens' Bank Building,
2467 Santa Clara av.,
Near Park st.,
Alameda.
$950 cash each—For a few days I will sell lots 40x130 on fully improved streets for this price.
$1,600 cash will buy 4 lots in Fruitvale boulevard tract with a house partly finished and material enough on the ground to almost finish it. Price named is about the value of the lots without the house. SEE ME QUICK.
THAT'S ALL TODAY.
WATCH OUT FOR NEXT WEEK

FOR sale—A cottage of 6 rooms and bath, built of the best material for a home, with a high basement, half of which is finished off as a large dining room and kitchen; parlors and hallway inlaid hardwood floors; a beautiful home; 1½ blocks from Grand st. station, Alameda; price $4,750. Inquire of owner, 1716 Grand st., Alameda; at home this week.

$325—Lot 33:4x100; $50 cash, bal. $10 per mo.
$500—Choice corner lot; $50 cash, bal. $10 per mo.
$700—Lot 33:4x135 in a fine location.
$1,850—5 room cottage; lot 36x135; easy terms.
H. G. MEHRTENS,
1600 7th st., Alameda.

ALAMEDA REAL ESTATE—Continued.

BEAUTIFUL NEW HOMES IN THE CITY OF ALAMEDA.

Now is the time to purchase a home in the city of Alameda.

Property in this city will double in value within the next six months.

See the many contemplated improvements. See the opportunities we possess.

Alameda, the most desirable city to own property in of any suburb around the bay. For climate, healthfulness and pleasure it is unsurpassed.

Buy a home in the city of Alameda.
The city of homes, with beautiful avenues and streets.

See the bargains we are offering this week.

$3,500—New 5 room bungalow; large lot; this home is finished in the latest improved manner, with all conveniences; situated in fine locality, near trains, schools and churches; a bargain; can be purchased on easy terms, on $500 down, balance like rent.

WHY DO YOU PAY RENT?
THINK IT OVER.

$3,750—Beautiful new home of 5 rooms and bath; near Morton st. station; easy terms; cheaper than paying rent.
$3,800—Large 6 room cottage, new, with gas and electricity, cove ceilings, large reception hall, paneled walls; a pretty home in a fine location; nothing like it for the money in Alameda; seeing is believing.
$4,000—Fine 8 room 2 story house; lot 40x150; near locals and streetcars; in the best portion of Alameda; a snap; a good home and fine investment; easy terms.
$4,750—A spacious 8 room house; beautiful reception hall; lot 52x140; on one of the principal streets; lawn, flowers and tea garden; this property must be sold to close an estate.
$6,500—New 8 room house in Central av., near Morton st. station; if you want a pretty home and a bargain see this beautiful home; just being completed; you cannot duplicate it for $8,000; will sell on easy terms.
$6,750—9 room house, with lot 60x150 and stable, together with one of the finest lots in Alameda; the lot alone is worth the money.
$15,000—The finest 8 room house in the city of Alameda; elegant corner; lot 100x150; considered to be the finest lot and best location in Alameda; the house has been built regardless of expense, costing the owner a good sum more than the price asked, but owing to unfortunate events is compelled to sell; see this elegant home.

Homes built and rented by the ALAMEDA LAND CO.

See ALAMEDA LAND CO.,
1418 Park st., Alameda.
Phone Alameda 490. Notary.

$2,250—House of 6 rooms, mill and tankhouse on north line of Clinton av.; in fine neighborhood; lot 50x150; a speculation.

$3,750—Beautiful little bungalow of 5 rooms on a northwest corner; flooded with sun; lawn, vines; handy to cars, markets and schools.

$17,000—An elegant home, completely furnished, on a corner in finest neighborhood; 10 rooms, billiard hall and table, library, furnace, garage and stable; the property at the figure unfurnished is a bargain.
HAMMOND & HAMMOND,
1422 Park st., Alameda.

$2,300—Cottage, 4 rooms and bath; electric light and gas; near station.
$2,400—Water front property; lot 90x116.
CHAS. ADAMS & CO., Bay Station.

BERKELEY REAL ESTATE

READ REALTY COMPANY.
2075-77 University av.

HOUSES TO LIVE IN.

$9,000—10 rooms; south frontage; just west of College av.; ¼ cash; one of the finest interiors in Berkeley. 348
$8,000—7 room home in Berry-Bangs; lot 50x150; worth buying. 394
$6,000—7 rooms; south frontage; in a splendid neighborhood; every convenience. 395
$5,500—6 rooms; a new house under construction in Webster st.; hardwood floors; terms to be built. 388
$3,000—A 5 room bungalow built in perfect taste; convenient to the trains; a remarkable offer for a quick sale; $750 cash. 403
$750 down—A beautiful bungalow close to the Key Route station and streetcars; east of Shattuck; easy terms, too, at $3,500.
$500 down—4 room house near car line; $1,500.

LOTS TO BUILD ON.

$3,250—65x124; one of the finest corners in Berkeley; close to College av.; setting out 30 feet at the head of the street.
$2,250—South frontage, next to the corner of Hillegass; 50x124.
$1,500—39x96; Webster st. near College av.
$1,000 each—2 lots on Addison st.; street work done; a bargain.
$950—35x100; in 9th st. near Virginia; street work done; just the thing for a bungalow.
$900—East of College av.; street work done; 40 foot front; half cash. 574
Phone Berkeley 107.

JOHNSON BULLARD REALTY COMPANY,
3324 Adeline st., South Berkeley.

A snap in business property in the heart of South Berkeley. $5,000—25 feet frontage on Grove st. and 40 feet on Adeline; $1,000 cash, balance $25 per month, 6 per cent net. This property is worth $10,000 right today. Property opposite this is worth $250 per front foot.
$6,500—Fine residence on Dover st., east frontage, bet. 60th and 61st sts, and 2½ blocks from Key route depot; has view down 61st st.; 8 rooms, all modern hardwood floors; solid brass electric fixtures costing $300; marble steps and mosaic marble porch; fine lawn and garden; lot 40x123 feet; $2,500 cash, balance $50 per month, 8 per cent. Will rent for $65.
$3,500—5 room cottage on 60th st., 3 blocks from Key route depot; south front, nice lot; street work and sidewalks all done; $750 cash, balance $25 per month.
$3,000—6 room house near San Pablo av.; fine large lot, 50x135; $250 cash, balance $30 per month.

RANCH PROPERTY—HAYWARD.

$4,500—15 acres fine land near Hayward, close to Key Route station; may be cut into 5 acre tracts. $1,800 mortgage 6 per cent may stand. Will exchange the equity for first-class automobile worth the difference, $2,700. Other good buys. Call and see us before buying.
JOHNSON BULLARD REALTY COMPANY,
3324 Adeline st., South Berkeley.

$7,500—$1,500 cash, balance $50 per month; 2 large new houses, one with 50 foot lot and furnace, in Claremont district, 3 blocks from Key Route station.
$6,500—$1,300 cash, balance $45 per month; another house, similar to above, in the same location but slightly smaller; double floors; paneled walls, tinting and electric fixtures to suit; lawns and cement walks. It will pay you to investigate.
$4,250—$2,000 cash, balance $25 per month; 6 room house on Regent between Oregon and Russell. This is exceptional value for a house in such a neighborhood.
$5,500—$2,800 cash, balance at 6 per cent. Another 7 room house on Regent st. Snap!
The owner of a 40 foot lot on Stuart st. will sell lot to a prospective builder for $1,500 cash and will build on lot according to buyer's plans, taking total payment for house on a monthly installment plan. We will cheerfully furnish details. Ask us.

$2,800—Cash $1,000, balance on terms; the cheapest 45 foot lot in the Berry Bangs tract.
$58 per front foot for a lot on Claremont av., facing the gates of the park; easy terms.
$37.50 per front foot for a lot on Prince just around the corner from Claremont.
THE WARREN CHENEY CO.,
FIRST NATIONAL BANK BUILDING,
2082 CENTER STREET,
BERKELEY.

$1,750—New 4 room cottage with bath, pantry, laundry, screened porch, etc.; lot 32x107; street work done; close to streetcar; not far from station; terms, $350 cash, balance $20 monthly.
$2,500—Nearly new 5 room cottage, bath, pantry, laundry, reception hall, electric lighting and fuel gas; lot 32x120; convenient to stations, S. P. and Key Route; terms, $500 cash, balance $25 per month.
$3,000—New 5 room, high basement cottage, bath, pantry, laundry, brick mantel; lot 30x100; street work and walks complete; convenient to stations and car lines; terms, $500 cash and $25 monthly.
$3,250—Fine, new, 5 room, high basement cottage, bath, pantry, laundry, paneled dining room, combination fixtures, south frontage; street work and walks complete; convenient to stations and car lines; terms, $750 cash, balance $25 per month.
O. A. RUDOLPH,
Lorin station, South Berkeley.
Open Sundays.

FERRIER-BROCK COMPANY, INC.,
Berkeley, Cal.

CLOSE TO MAIN CARLINE.
New 6 room south front 2 story home, within 5 minutes to excellent car service; sunny bedrooms and ventilated closets; will tint to suit purchaser; open fireplace and good hardware; price $4,200; terms.

FURNISHED AND UNFURNISHED HOUSES FOR RENT.

FERRIER-BROCK COMPANY, INC.,
"At Key Route Terminus."
2121 Shattuck av., Berkeley, Cal.

BERKELEY'S best bargain; on College av.; beautiful 8 room house, built by day labor for a home; large rooms, hardwood floors, frescoed ceilings, paneling, high basement with furnace, room for garage; everything modern and class A; price only $6,500, terms, too. P. O. box 222, Berkeley.

BERKELEY REAL ESTATE—Con.

MASON-McDUFFIE COMPANY.

KEY ROUTE TERMINUS.

BERKELEY.

A TRIP TO BERKELEY
TO SEE
SIX BERKELEY BARGAINS.

Today is Sunday and tomorrow is a holiday. Why not take a trip to Berkeley and see how you would like it for a HOME?

Take the Key Route Ferry. The boats run every 20 minutes.

Get off at Alcatraz av. (Lorin) and take the car eastward toward the hills.

Leave the car at Moulton st. (opposite Hillegass and Alcatraz) and there we will show you our FIRST BARGAIN.

AT 0380 MOULTON, near College av., facing west and about a hundred feet south of Alcatraz, is a new 6 room bungalow. Within a week or so it will be reached direct from the city by the new Claremont av. Key Route train. It is only 1 block from the New Key Route station and from 2 carlines to Oakland and Berkeley. $5,250 buys it; one-half cash and the balance at $35 per month, including interest at 6 per cent. Nothing else in the College av. district on such terms.

After looking at this cottage, continue eastward on Alcatraz to Claremont av.

Notice the two beautiful gates at the entrance of CLAREMONT and turn in through the larger one.

Among the dozen new Claremont houses you will see, pick out the new one with a new lawn and bearing the sign board of MASON-McDUFFIE COMPANY.

This is our SECOND BARGAIN.

THIS CLAREMONT HOUSE we want you to see has 8 rooms and is brand new, artistic and convenient in every way. The outside of the house can give you little idea of the beauty of the interior. Among other things, we would have you note the southern exposure, the large sun deck, and the extraordinary size of living room and dining room. The Key Route line to Claremont is about completed, and in a few weeks you can get to your city business as quickly from this house as from the residence portions of San Francisco. The price is only $7,000, and it will be sold on the easiest of terms—as low as a quarter cash if necessary.

However, you may perhaps want to buy your own lot and build your own house.

This possibility suggests our THIRD BARGAIN.

A CHEAP CLAREMONT LOT. Just east of the house we have been describing above is a fine south front lot for $42 a foot, on very easy terms. We know of nothing as good anywhere near this price. Especially if your business is in San Francisco this will be an excellent building site, for if you live there you can get from your front door steps to the foot of Market st. in less than 40 minutes.

If you want to build a house on this or any other lot and haven't the ready cash we can help you to your home.

We may call this opportunity our FOURTH BARGAIN.

YOUR OWN HOUSE on easy terms.

We have made arrangements with a man of means in San Francisco, by which arrangement he will build your house for you on your own lot, taking his pay in monthly installments. Or he will buy the lot and build the house for from $1,000 to $1,500 cash, the balance being paid monthly. If you can't find a house to suit you already built, here is your chance.

While you are in Claremont we suggest you wander through this beautiful residence district.

Note the miles of street work just being completed, including fine concrete curbs and sidewalks, with the trees which stand between.

Visit the new MILLION DOLLAR HOTEL now being completed, and finer than anything in this part of the state.

Note the preparation being made for the new Key Route station, and the tunnel leading from this station to the elevators of the Hotel.

Come back to college av. along Russell st., past the magnificent new gateways of CLAREMONT COURT, the newest and finest of all the Claremont tracts.

On your left as you come westward is Elmwood Park, with its stately trees—one of the most attractive of Berkeley's residence districts.

In the center of Elmwood Park, running north and south, you will find Magnolia st.

On this street, facing west, is our FIFTH BARGAIN of this week.

2933 MAGNOLIA is a new, artistic, 6 room house, completely furnished. It is for sale just as it is, including furniture, for $6,000. By investigating you will find how cheap this is for a new furnished house in this locality.

We have hundreds of other houses in this part of Berkeley. If the ones we have mentioned do not suit you we are anxious to show you others.

However, for some these homes may be too large or too expensive. Accordingly, for our sixth bargain let us take you on one more "trip" to show you how cheaply you can get a new house in BERKELEY.

This time, on leaving the Key Route boat, take an Oakland Key Route train instead of the one to Berkeley.

This train stops at San Pablo av., and here you will take a San Pablo av. car northward toward Berkeley.

Or the Southern Pacific Berkeley local will also bring you to San Pablo av. and to the same San Pablo av. car.

After a few minutes' ride northward in this San Pablo av. car you will come to Oregon st., the location of one of our local offices, which is open every day (including holidays) from 10 to 4.

Kindly enter the office and ask our salesman in charge to show you our San Pablo Park bungalows. Any one of these is our SIXTH BARGAIN.

San Pablo Park gets its name from the fact that it surrounds Berkeley's first public park—a beautiful tract of over 15 acres, which next winter will be laid out in grass and flowers and trees.

By next winter, also, we may expect a new Key Route line along Sacramento st., which will have a station within a block or two of this park.

Surrounding this park are 4 pretty bungalows, all unlike and all BRIGHT.

They are the COZY, CONVENIENT kind a woman would build—good sized rooms—paneled living room—klinker brick fireplace—large closets—spotless bathroom, with the best of plumbing—laundry tubs—and a big outhouse.

We want to sell these, and sell them at actual cost, in order to raise some money. We will take a small amount down, with the balance like easy rent. The price ranges around $3,500—some a little more, some less.

But in order to make a quick sale, with the first cottage sold there is a BONUS of $250—$250 in cash—$250 to apply on your first payment.

Do you want to make $250?
Then come to Berkeley TODAY.
And that's our SIXTH BARGAIN.

MASON-McDUFFIE COMPANY,

KEY ROUTE TERMINUS,

BERKELEY.

TELEPHONE BERKELEY 200.

PAY $1,200 DOWN
And obtain immediate possession of a pretty 5 room cottage, situated on the northeast corner and having good view; has been built only 1 year; occupied by owner; has attractive hall, good size rooms, dining room finished with best of paneled and hardwood material; well arranged kitchen with convenient pantry and cooler; interior of house has best of selected wood; front lawn and garden, rear yard, cement walks, good neighborhood; $3,650; $1,200 cash, balance on easy payments same as rent.
PAY $2,700 DOWN
And occupy a new 6 room house that has been well built and in a section that is steadily increasing in value; close to car line; lot 50x135; price $4,200; with 25 feet frontage $3,500.
THE VERY BEST
House of 7 rooms, just completed and 2 blocks east of College av.; the finest residence district in Berkeley; built in the most substantial manner; hardwood floors, beamed ceilings, book cases built in, wide halls, sun porch and with an unobstructed view of Oakland, Berkeley and San Francisco; just the place for an ideal home; near good school; will be close to new Claremont Key Route to city; $7,000; only $2,000 down, balance easy payments.
E. L. CORYELL,
REAL ESTATE AND INSURANCE,
Key Route Terminus,
2109 University av. Phone Berkeley 660.

$1,000.

For $1,000 cash and a monthly payment like rent I will buy you a lot and build you a house in the best part of Berkeley; house must cost from $3,000 to $4,000 and be first class in every particular; or, if you already own your lot, I will build you the house on the monthly payment plan; to insure you against any overcharge I will show you houses which I will duplicate, one for $3,960 and another for $3,560, exclusive of the lot; these include fences, lawns, hardwood floors, paneled rooms, etc.; send me your name and address and I will call on you. Address Builder, box 192, Berkeley postoffice.

$5,000—Good 7 room house; modern; in good neighborhood; lawn; handy to Key Route and street cars; $1,850 cash, balance $35 per month.
W. J. MORTIMER & CO.,
2117 Center st.,
Berkeley, Cal.
Phones: Berkeley 894, Berkeley 3136.
Associates—W. G. May, A. I. Goodfriend, H. P. Mackie, A. W. Bailey, B. W. Badger, W. B. Knapp, T. P. Mortimer.

$2,750—Half cash; 5 room cottage on 65th st. east of Shattuck av.; all modern except fixtures; street work and walks complete; a nice 40 foot lot; has a fine shed in back; this is a bargain.
W. C. MORAN & CO.,
Cor. Adeline st. and Alcatraz av.

DECIDED house bargain; east of Shattuck av.; 10 minutes south of university; very convenient to trains; artistic 7 room home being completed now; modern and convenient in every respect; pretty finish; excellent neighborhood; price $5,500, terms, too. P. O. box 306, Berkeley.

BERKELEY REAL ESTATE—Con.

BIRDSALL & CRAIG,
BERKELEY.
BARGAINS IN
BERKELEY HOMES AND LOTS

$5,250—An exquisite little 5 room bungalow in Woodlawn park. Two minutes from the College av. car line and very near Key Route. Lot is 40x106. $750 down and $40 a month.
$3,750—Another very artistic new 5 room bungalow on Grant st. near Bancroft way. Convenient to cars and local trains. Lot is 34x130. A $1,700 mortgage can stand.
$4,500—Do you know Harwood av.? It is fine there, and the new 6 room house we offer on a 40x100 foot lot is a pickup; half a block from College av. cars and Key Route station is across the street. You may have this on easy terms.
$4,500—Another sweet little 5 room cottage, with high basement, on lot 40x137. Very close to local trains; on very easy terms.
$6,000—Eight room colonial house in Fairview park; back stairway, cement basement and laundry. When the Key Route trains run up Claremont you will be very near it; lot is 40x135; terms are easy. $2,000 down and $40 a month.
$7,500—Delightful 6 room Queen Anne cottage on Etna st. near Dwight way; hardwood floors and cement basement; lot 40x135.
$10,000—One of the finest 10 room houses in Berkeley; 7 bedrooms, each with running hot and cold water. Etna st. near Dwight way. Lot 40x135, and easy terms.
$12,500—Do you want a new and charming 9 room residence on corner of Piedmont av. and Derby st.? This is complete in every detail; hardwood floors, conservatory, fuel gas in every room; spacious attic; lot 45x165; easy terms.

LOTS LOTS LOTS

$500—Woodlawn park; 40x106.
$1,300—Brookside park; 40x100.
$1,400—Brookside park; 40x135.
$1,600—Fairview park; 40x130.
$2,800—Berry Bangs; 45x160.
$2,550; Elmwood park; south frontage; 50x130.
$2,200—Ashby av.; NS 200 ft W Telegraph; 40x150.

The above are all money makers. If you wish to invest, your returns will be from 10 to 20 per cent. We can rent the houses for sums sufficient to pay you this interest.
Come in and see us.
BIRDSALL & CRAIG,
2185-87 SHATTUCK AV.,
BERKELEY.

WE SELL THE EARTH.
JUSTER & BAIRD, 2177 Shattuck av.
Fine Residence and Business Property a Specialty.
$5,200.
Elegant piece of property, 100x120, consisting of 2 lots; street work and sidewalks all done; 1 block from College av. cars and ½ block from Key Route; price cut from $6,000; can be bought as a whole or subdivision; must be sold at once.
$7,500.
Elegant 8 room house; east of Telegraph av. and north of Dwight way; lot 50x130.
$4,800.
Dainty 6 room cottage in North Berkeley; lot 40x135; beautiful view overlooking the bay.
FOR RENT.
Elegant home of 14 rooms, fully furnished; large grounds; will lease for 3 months at $100 per month.
Near the university; elegant 11 room house; beautifully furnished; $100 per month. Further particulars see this office.
JUSTER & BAIRD, 2177 SHATTUCK AV.
Phone Berkeley 1547.

FOR sale—Fine old home; 10 rooms, all large; hardwood floors in halls and reception room; large halls; cool and commodious kitchen and pantries; large porch on each side; 5 bedrooms; attic, bath and 2 toilets; woodroom and laundry in basement; plumbing modernized; large garage and driveway; lot 100x130; orchard in bearing; valuable shade trees and garden; less than 5 minutes to trains. I desire an offer. P. O. box 222, Berkeley.

BEAR IN MIND, I AM HERE TO PLEASE MY CUSTOMERS. I HAVE SMALL AND LARGE HOMES IN GREAT VARIETY AND AT ALL PRICES. I CAN ARRANGE SPECIAL TERMS. NO TROUBLE TO SHOW PROPERTY. CALL AND INVESTIGATE. I BELIEVE I CAN PLEASE YOU.
H. D. IRWIN, 3264 ADELINE ST. NEAR ALCATRAZ AV., BERKELEY.

COTTAGE on Oregon st. nr. Grove; small cash payment, balance like rent; 5 rooms and bath; newly renovated; large lot, 42x105; street work done; cement sidewalks. Price, $2,300; $400 cash, balance $26.60 per month. Immediate possession.
CONTINENTAL BUILDING AND LOAN ASSN.,
Market and Church sts., S. F.

NOW this is a 12 per cent income-on-your-investment bargain; the rents do it now; a pair of well located, ideal, sunny, 6 room flats; 2 separate homes; are offered for $5,500. See GEORGE W. MENEFEE, builder, 3011 Shattuck av., Berkeley.

BEAUTIFUL North Berkeley bungalow; 5 large rooms; new and modern; everything complete; arrangement ideal; large lot; fine locality; convenient to trains; price $4,100; cash $1,000, balance like rent. P. O. box 306, Berkeley.

FOR sale—Best corner in Berkeley to cut up for building; in the center of our best residence district; ample room for 3 south frontage houses; I want an offer. P. O. box 93, Berkeley.

BUILDING lot in the Berry-Bangs tract, 50x125; surrounded by established homes; only $2,650; a great bargain for the locality. P. O. box 222, Berkeley.

4 ROOM cottage, well located on small lot; new and convenient; if taken at once can be had for $1,300. Address P. O. box 295, Berkeley.

ELMHURST REAL ESTATE

ELMHURST
Fine lots in the Alvin tract; combine city and country life; tract only 40 minutes from San Francisco; lots only $125 each on $5 monthly payments; take boat which connects with train to Elmhurst; property right at station.
OSCAR HEYMAN & BROTHERS,
2380 Pine st.

FRUITVALE REAL ESTATE

H. A. PLEITNER, FRUITVALE STATION.
Phone Merritt 449.

$1,400—New 4 room cottage and bath; plumbing and sewered and fine lot; 2 blocks from local station; $200 cash down, balance in installments to suit.
$1,450—New cottage of 4 rooms and bath; ready to move in; lot 50x160; 3 blocks from local station; $300 cash down, balance on easy payments.
$2,000—New and modern cottage of 4 rooms and bath and extra fine lot right in town; 2 blocks from Fruitvale station; easy terms.
$2,800—New and modern cottage of 5 rooms, hall, bath, mantel, basement, cement walks; lot 43x137; just ½ block from Fruitvale av.; part cash, balance on mortgage.
$1,500—Brand new cottage of 3 rooms; all hard finished; lot 72x150; 1 block from local trains; very liberal terms.
$1,700—New 3 room cottage and bath; lot 40x120; handy to school and streetcars and only 2 blocks from local station; just a small sum cash down, balance on mortgage.
$1,500—New and modern cottage of 4 rooms and bath; lot 50x120; 1 block from car line; a very small sum down, balance to suit.
$2,700—Modern cottage of 5 rooms, hall, bath; corner lot, 52x122 to alley way; 3 blocks from Fruitvale station; installments to suit.
$3,500—Modern 4 room cottage and bath; 1 acre of garden soil; well, windmill and tank; 50 fruit trees; chicken houses; part cash, balance in installments.
H. A. PLEITNER, Fruitvale station, Cal.

$250 each—Lots in the Rosenthal tract; terms $10 down, balance $5 per month.
$2,500—Cottage, 5 rooms and bath; electric lights, etc.; lot 49x113; good location; terms $300, balance $25, including interest and taxes.
$2,400—Cottage, 4 rooms; modern; near car line and school; lot