The Call prints the best real estate news

REAL ESTATE

the real bargains are advertised in The Call

CITY REAL ESTATE

J. W. WRIGHT & CO.,

REAL ESTATE AND INSURANCE.

AUCTIONEERS.

REMOVED TO

228 MONTGOMERY ST. (MILLS BLDG.)

OUR NEXT AUCTION WILL BE HELD AT OUR SALESROOMS, 228 MONTGOMERY ST., MILLS BUILDING, AT 12 O'CLOCK NOON, TUESDAY, JUNE 28. CATALOGUES AT OFFICE.

IF YOU HAVE MONEY TO LEND, OR WISH TO SECURE A LOAN, CONSULT OUR LOAN DEPARTMENT.

INVESTMENTS.

$26,000—Rents $2,250 yearly; Haight st. business block; lot has 50 ft. frontage.
$16,500—Rents $1,800 yearly; stores, with rms. above; lot has 50 ft. frontage; nr. Polk and California; bk. mtg. $8,000 can remain.
$15,250—Rents $1,520 year; new and modern; 2 stores, with flat 7 r. and b. above; splendidly constructed; thoroughly up to date; beam ceilings.
$13,500—Rents $1,560 year; 3 fine new modern flats, 6, 6, 7 r. and b. ea.; large lot; nr. Larkin and Jackson.
$12,500—Rents $1,350 yearly; 4 new, modern apts., 4, 6, 6 r. and b. ea.; nr. Larkin.
$10,500—Rents $1,092 yearly; stores and flats; Green and Dupont sts.; one of the best business districts in city; partially under lease.
$10,500—Rents $1,200 year; 4 splendid flats, 5-6 r. and b. ea.; large lot; 2 frontages; nr. Post and Laguna.
$9,500—Rents $1,104 yearly; 3 fine well built flats, 5-6-6 r. and b.; stable in rear; 8 large stalls; lot 30x117 to rear st.; $4,500 can remain; nr. Guerrero and 22d.
$7,500—Rents $780 yearly; nr. Hayes and Fillmore; 2 well built substantial flats, 6-7 r. and b.; lot 25x137:6; garden; will submit reasonable offer.
$8,750—Rents $900 yearly; small store and 2 flats; lot 27:6x137:6; Sutter nr. Steiner.
$8,500—Rents $870 yearly; modern flats; 5-5-4 r. and b. ea.; Hyde nr. Green; marine view; mtg. $3,500. MAKE OFFER.
$8,250—Rents $1,100 yearly; 6 fine flats, 4 r. and b. ea.; comb. gas and elec. fixt.; nr. 24th and Noe.
$7,000—2 splendid flats, 6 r. and b. ea.; nr. 23d and Guerrero; 1st class condition; coal grates in living and dining r.; bath and toilet separate; light, sunny; mtg. $3,000.
$6,500—Rents $70 mo.; stores; fine business block, W. of A.; large lot.
$6,500—Rents $750 yearly; substantial flats, 5-5-9 r. and b. ea.; rented low; 25x100; park dist.; bank mtg. $3,300.
$6,150—Rents $660 yearly; corner store and 3 rooms, bath; separate toilets; upper flat, 5 rooms and bath and separate toilet; building only 1½ years old; bank mortgage $3,000 can remain; Mission district. SPLENDID INVESTMENT.
$6,000—Income $92 month; well built house, 12 rooms; arranged into apts. of 2-3 r.; Devisadero and Haight; lot 25x106.
$6,000—Rents $1,080 yearly; 4 flats, 3 r. and b. and 2 small stores; lot 27:6x87:6; bank mtg. $4,000 can remain.
$5,850—Rents $900 yearly; 2 flats, 5 r. and b. ea.; nr. Dolores and 17th.
$5,500—Rents $62 mo.; 3 fine flats, 5-6-7 r. and b. ea.; well built; most substantial foundation; concrete bulkhead; open grates; fine imported mantels both flats; garden; lot 25x114; nr. 23d and Castro.
$5,000—Rents $57.50 month; 2 new flats, 4-5 rooms and bath; near Clay and Larkin.
$4,500—Rents $40; under lease 5 years; tenant makes all repairs, pays water, etc.; close to Devisadero and Pine; $2,250 can remain; substantially built.
$3,100—Rents $42 month; 2 flats, 4-5 rooms and bath, all in splendid condition and repair; modern plumbing; stable in rear for 2 horses; terms if desired; lot has 2 frontages; close to Church st.

RESIDENCES

$7,750—Fine modern residence, 7 r. and b.; Fell st. opp. park panhandle; bank mortgage $3,500; BARGAIN.
$5,500—Handsome modern residence fine cement bsmt., which could easily be made into garage; nr. Devisadero.
$5,500—OFFER WANTED; sunny, well built modern cottage home, 6 r. and b.; high bsmt., and attic; marine view; splendid condition; mtg. $3,000 can remain; lot 25x107:6 ft.; nr. Filbert and Broderick.
$4,500—Fine residence, 8 r. and b.; 2 toilets; splendid residence block; Hill st. close to Castro; lot 25x114; can arrange very easy terms.
$3,750—Pretty 4 room shingled bungalow with bath; well lighted; modern; exceptional neighborhood; Grattan st. near park; lot 25x120. BARGAIN.
$3,150—Cottage, 5 r. and b.; CORNER; 36x62; fine marine view; Union st.

LOTS

$25,000—NW. COR. Leavenworth; 137:6x137:6.
$18,500—California st. CORNER; 60x57.
$11,500—45:10x127; nr. Polk and Washington; graded.
$9,500—Ellis st. nr. Hyde.
$9,000—Bush st. nr. Leavenworth; 30x137:6.
$8,000—Market st. near 15th; TERMS.
$8,000—Bush st. nr. Mason; 22:6x84.
$5,500—Nr. Bush and Stockton sts.; 30x60.
$5,250—Mission st. nr. 15th; 28x100.
$5,100—Leavenworth st. CORNER; 40x137:6.
$5,500—COR. nr. Vallejo and Hyde; 28x62.
$3,100—Nr. 24 and Bryant sts.; 25x80.
$3,000—Vallejo st. nr. Hyde; 28x62:6.
$3,000—CORNER nr. Green and Hyde; 25x66.
$3,000—Jessie st. nr. 9th; 25x70.
$2,850—Nr. Polk and Filbert sts.; 25x125.
$2,600—Close to Mission and 18th sts.; 25x70.
$2,450—Near Stanyan and Parnassus; 25x111.
$2,000—Clementina st. nr. 9th; 25x75.
$2,000—Perry st. near 3d; 25x80.
$1,900—Nr. Guerrero and Army; 25x114.
$1,850—Nr. Brannan and 3d; 25x75.

RICHMOND AND SUNSET PROPERTIES
BRANCH OFFICE, 714 CLEMENT ST.
Nr. 8th av. Phone Pacific 3330.
OPEN SUNDAYS.

$9,000—Handsome modern residence, 7 rooms and bath and artistic bungalow of 3 rooms and bath; lot 50x120; $4,500 can remain; best part of Richmond district.
$7,200—Rents $780 yearly; 2 fine flats, 4-5 rooms and bath; Lake near 4th av.
$5,500—House, 8 rooms and bath; garage; 12th av. and B st.; marine view; ½ cash.
$4,600—Res. 6 r. and b.; bsmt, 3 r. and b; 19th av. nr. Clement st.; bitum.
$4,400—$500 cash; $25 month; residence, 6 rooms and bath; 12th av. near A st.
$1,700—Cott. 3 r. and b.; nr. 21st and Pt. Lobos avs.
$1,650—Cott. 2 large rms.; Clement nr. 29th av.
$1,400—Cott. 3 rms.; bet. Clement and Calif.
$1,100—Cott. 4 rms.; large porch; cement basement; garden; 17th av. near B st.

LOTS

$3,750—SW. cor. H st. and 2d av.; 25x82:6.
$3,200—Cor. 28th av. and B st.; 60x179.
$2,100—8th av. nr. Pt. Lobos; OFFER.
$1,100—29th av. nr. Pt. Lobos; grand view.
$750—17th av. nr. B st.; 25x90.
$700—10th av. nr. N st.; 25x120.
$650—$100 cash, balance $10 month; 25x120; 31st av., 1 block from H st. and stadium.

EXCHANGE BARGAINS.

BUSINESS PROPERTY.

$100,000—4 story building; 5 stores and 25 apts.; rents $800 mo.; 2d lease; Polk st. CORNER.
$52,500—5 stores and 6 flats; fine business street; rent $400 mo.; lot 85x137 ft.
$21,000—Stores and flats; rents $165 mo.; lot 50x100; splendid business street.
$12,000—Store and flats; rents $100 mo.; lease 1 tenant 3 years; California nr. Steiner.
$10,000—Stores and flats; bldg. 6 mos. old; rents $108 mo.; large corner lot.

APARTMENT HOUSES

$150,000—First class apt. house; Pacific av.; 19 apts.; rents $1,525 mo.; leased 1 tenant.
$55,000—8 fine flats; large lot; rents $450 mo.; corner near Clay and Devisadero.
$35,000—New apt. house, NE. cor.; Ashbury heights district; rents $535 mo.; always rented.
$25,000—6 new apt. flats on Nob hill; rented low at $200 mo.; key lot.

FLATS.

$23,000—3 fine flats; Pacific av. nr. Lyon; large lot; rents $1,050 yearly.
$16,000—8 flats; Lombard near Pierce; rents $1,550 yearly; MUST BE SOLD.
$10,000—6 flats; Shotwell near 15th; rents $127 mo.; pays over 15 per cent.
$6,500—3 new flats; Octavia near Union; rents $73 mo.; an excellent buy.

RESIDENCES.

$16,000—Fine residence; Page near G. G. park; 12 rooms and bath; large lot.
$6,500—Attractive residence in Western addition; 8 rooms and bath; laundry; high basement for garage; exchange for lot in S. F., Oakland or bay cities.

LOTS.

$135,000—Sacramento st Market; 70x120.
$120,000—Van Ness av. CORNER; 120x100.
$50,000—Montgomery CORNER; 30x60.
$30,000—Polk st. CORNER; 60x100.
$30,000—Franklin CORNER; nr. Ellis; 60x137:6.
$25,000—Post near Hyde; 50x137:6.
$15,000—Hyde near Clay; 50x112.
$12,500—Ellis nr. Polk to rear st.; 27:6x120.
$6,000—Vallejo near Laguna; 30x137:6.
$6,000—COR. 13th and B; off park ext.; 50x95.
$4,250—Oak near Laguna; 27:6x80.

J. W. WRIGHT & CO.,
228 Montgomery st., Mills bldg.

FOR sale or trade—Good business corner store, basement, and 2 flats in Mission; lot 25x75. Box 399, Call branch, 1108 Valencia st.

$575—Lot in north side Felton st., 90 feet west of Amherst, 30x100, near Silver av. Apply 3257B 17th st.

TO close an estate—Lot, 37:6x91; near 10th and Folsom sts. Address L. G. HOTOP, 108 Congo.

CITY REAL ESTATE—Continued

THOMAS E. HAYMAN,
Suite 1,000 First National Bank Building.
Montgomery and Post. Kearny 1703.

$9,000—Cash, rents $2,500 per annum. 6 high-class new flats. Nob hill. Hardwood floors, wall beds, instantaneous heaters, gas range. Full price $16,500. May consider offer. This property must be sold at once.
$5,000—Cash; rented at $1,200 per annum. 3 new most artistic and well built 6 room flats. Lot 30x100. Union and Polk. Full price $9,500. Must be seen to be appreciated.
$5,000—Cash; rents $1,200 per annum. 3 new 6 room flats, exceptionally well built, at Fulton and Stanyan. Full price reduced to $9,250. Biggest bargain in town.
$8,000—Cash; choice new corner, 2 stores and flats, leased at $1,680 per annum for 5 years. Full price $15,500. Ashbury district.
$7,000—Cash; 2 stores and 2 flats, new building, near 18th and Castro, rented at $1,440 per annum. Full price reduced to $12,750.
$7,000—Cash, northwest corner in Mission. Store and 7 flats, rented at $1,800 per annum. Full price reduced to $12,500.
$8,000—Cash; rents $2,700 per annum. 7 high-class apartment flats, Washington and Devisadero. Full price reduced to $20,500. May consider offer.
$4,000—Cash; 3 nearly new 5, 6, 9 room flats, Haight and Fillmore. Rent $1,100 per annum. Full price reduced to $8,200.
$4,000—Cash; 3 new 5 room flats, near California and 2d av. Full price reduced to $7,600. Biggest bargain in town.
$7,500—Cash; rents reduced from $2,300 to $1,800 per annum. 6 choice new flats. Lot 27:6x100; near Green and Polk. Price reduced to $12,750. Real snap.
$11,300—Three high-class 6 room flats just finished, Devisadero and Waller; rented at $1,440 per annum. If you want something choice see this.
$5,800—3 new 5 and 6 room flats, Western addition. Rented low at $870 per annum. This absolutely must be sold.
$8,500—Choice new northwest corner store and flat near Church and 24th. Forced to sell.
$4,250—Cash; 4 extra well built new flats, 18th and Valencia; rented at $1,020 per annum. Full price $8,750, subject to an offer.
$2,000—2 of the prettiest new flats in the Western addition. Full price only $8,000. Don't miss them.
$10,250—One-half cash; 3 of the finest 7 room flats east of Baker st. 4 years old, extra well built, reduced from $12,500. Be quick.
$6,500—Cash; rents $1,350 per annum. Full price $11,550. 3 of the finest built new 6-room flats in Western addition, north side of street. Owner is losing $2,000.
$7,000—Cash; full price $12,000. 3 high-class new 6 and 7 room flats, north side of Fell, facing Panhandle. $2,000 cheaper than anything on the street.
$7,000—Cash; rents $1,600 per annum; 6 high-class new flats; lot 30x100. Price reduced to $12,500. Mission and 16th.
$5,000—Cash; store and 3 flats, new building, best part of Sacramento st., rented $1,300 per annum. Full price $10,500.
$2,000—Cash; 2 choice new 5 room flats. Sunset district. Full price only $5,200; this is a snap.
$2,000—Cash; choice modern 6 room residence at Baker and Grove. Excellent light like corner. Full price only $4,600. Cheap at $2,000 higher.
$2,500—Cash; choice new 6 room residence, 26th and West Clay park, marine view. Full price only $4,700. Nothing like it in town.
$2,000—Cash; 15th and Lake; this is the prettiest new 6 room residence in the district with garage. You must see the interior to appreciate what it is like. Price reduced to $5,800. Want offer.
$6,300—Strictly high-class 8 room residence, hardwood floors, excellent marine view. Lot 28x115; 32d and Lake. Prettiest residence in the district. Don't miss it.
$6,000—Excellent 9 room residence. Haight st., not far from Devisadero. This house must be sold. May consider offer. Be quick.
$8,500—Jackson st., north side, between Jones and Taylor, fine marine view, lot 50x137:6. Reduced from $11,000. Must be sold. $2,000 cheaper than anything in the district.
$2,250—Each, 2 lots, north side of California near 10th ave.
$4,000—Lot, 30x100, south side of Waller, key to Scott.
$3,250—Lot 25x95, Mission and 15th.

BEHLOW & LUCAS,
Real Estate, Leasing and Insurance.
205 Montgomery st.

$90,000—Pacific av. apartment house, containing 16 apts. of 6 rooms each; mortgage $45,000; lot 70x120; pays over 10 per cent net.
$65,000—Business property in the best part of Polk st., containing fine store and rooms above; rental $500 per month; mortgage $32,000; may accept first class lot in exchange for equity.
$32,500—Business property near the park, 3 stores and apartment house, containing 35 rooms; big lot; rental $280 per month; mortgage $15,000.
$25,000—Elegant residence; large lot; marine view; Jackson st. residence alone is worth the money.
$9,500—2 new flats on Washington st.; rent $100.
$30,000—Beautiful residence in Ross valley; 5 minutes from the station; including 14 acres of land, barn, carriage room, chicken house, laundry, etc. This is a real bargain, as the land alone is worth the price asked; house contains 14 rooms and is 8 years old.

TO LEASE

Northeast corner Mason and Bay sts., 2 story brick warehouse building, containing 10,000 square feet on each floor; 1 1-3c per square foot.
Also on the same corner, a 2 story building, 26 ft. ceiling, 15,000 square feet, $200 per month; both buildings have double spur track, railway platforms and car service twice a day; this is absolutely the cheapest warehouse space in San Francisco.
Grant av.—Store and lofts, Grant av. near Sutter st.

BEHLOW & LUCAS,
205 Montgomery st.

FOR SALE BY
VON RHEIN REAL ESTATE COMPANY,
141 SUTTER ST.
RENTING, REAL ESTATE, INSURANCE.

$70,000—55x137:6; Turk bet. Taylor and Jones; adapted for store and rooming house.
$18,000—68:9x137:6; Bush st. near Hyde; one of the cheapest apt. house sites in the city.
$17,500—137:6x137:6; Washington st. near Powell; cheapest snap in this vicinity.
$14,500—Prominent Castro st. business corner; improvements consist of stores and flats renting for $127 per month.
$12,500—Prominent business corner in the Western addition; 2 stores and dwelling; rents $92.50 per month.
$9,500—Sutter st. near Laguna; improvements consist of 2 flats, store and cottage; rent $90 per month.
$7,000—25x120; McAllister near Steiner, with house of 12 rooms and bath; substantial mortgage may remain.
$7,000—25x107; Sacramento near Locust; improvements consist of store and flat.
$6,250—22:6 feet front; Pacific near Battery.
$6,250—25x120 to rear street; 2 flats of 5 rooms and bath each; mortgage of $2,000 may remain.
$5,500—25x120; 2d av. near Clement st.; 2 flats of 5 and 6 rooms and bath each; rent $55; bank mortgage of $2,500 can remain.
$5,000 cash—Lot, 25x87:6; Sutter near Leavenworth; balance of purchase price can remain on bank mortgage.
$2,850—25x100; 2 frontages; west line of Brodrick st. between O'Farrell and Ellis; snap.
$1,250 each—4 lots, 25x120; 21st av. near Clement st.
$1,200—25x100; 13th av. South near P st.; no reasonable offer refused.

VON RHEIN REAL ESTATE COMPANY,
141 SUTTER ST.

BOARDMAN BROTHERS & CO.,
508 California st.

BARGAIN INVESTMENTS.

$12,000—Business corner in Mission; 40 foot lot; 2 stores and 2 flats; $1,224 per annum; excellent building; all occupied.
$8,250—Good location in Mission; 6 attractive modern flats, all occupied; $94 per month; plenty of room on lot for rear flats.
$8,000 cash—Swell apartment house of 12 apartments, in Larkin st.; $258 per month; $12,000 mortgage; will trade.
$5,250—Business property, under secured lease; north end Montgomery av.; rent $50 for 2 years, then $60; water and repairs paid by tenant; mortgage $1,200; pays 12 per cent net on the equity; good turn in it.
$4,000—2 little 4 room flats in the Mission; north side of street; $444 a year.

RESIDENCES.

$22,500—Pacific av.; 12 rooms and 3 baths; furnace, hardwood floors, large lot, marine view.
$7,000—Near Jackson and Webster; 7 rooms; in good shape; electric lights; rent $45.
$6,500—North side Fulton st.; fine sunny house; 8 rooms; artistic and comfortable; a bargain; $2,000 mortgage.
$4,250—Price just reduced; attractive 5 room cottage; near California st. in Richmond district; mortgage $1,800.

BOARDMAN BROTHERS & CO.,
508 California st.

SNAPS. RICHMOND. SNAPS.
Half a block from cars; marine view; street work done; ready for building; prices the lowest in the vicinity; easy terms. BOARDMAN BROTHERS & CO., 508 California st.

McENERNEY SUITS AT $35.
LAWYERS' TITLE INVESTMENT CO.,
208 Balboa building.
MARKET AND 2D STS.

SPECIAL REDUCED 6 DAY SALE OF THOSE MODERN 6 ROOM HOMES, 12TH AV. ABOVE J ST., SUNSET.

FOR SALE—Two dandy 5 and 6 room flats, dining room paneled in natural wood finish; fireplace; two bay bedrooms in rear. Owner, 457 4th ave.

CITY REAL ESTATE—Continued

G. H. UMBSEN & CO.,
Real Estate, Renting, Collecting and Insurance,
20 Montgomery St.

LEAVENWORTH STREET.

$2,000—Marine view lot; convenient to California street cars.

OAK ST. BUSINESS PROPERTY.

$6,500—Short distance from Market st.; lot 37:6 feet front; store and house.

RENTS $1,440 PER ANNUM.

$6,750 cash—Castro st. business corner; 2 stores and 2 flats; mortgage of $6,000 can remain.

PRICE REDUCED.

$8,800—Rents $840 per annum; Hayes st. and Linden av.; 2 flats and cottage; large lot, 27:6x120 feet; 2 frontages; part cash.

HIGH CLASS FLATS ON 17TH ST.

$11,000—$1,200 per annum; 3 fine new flats; near Church st.; 25x100; small amount cash.

CORNER ON LAGUNA ST.

$11,000—Splendid renting corner; rents $1,080 per annum; substantial modern building, with store and 5 living rooms and flat of 7 rooms and bath; marine view; both streets accepted; store under guaranteed lease.

LEAVENWORTH ST. INVESTMENT.

$13,000—Rents $1,500 per annum; 2 new modern flats and cottage; lot deep; double frontage; marine view.

RENTS $1,740 PER ANNUM.

$14,500—To close estate; 2 houses and 4 flats; pays at least 10 per cent net on asking price; offer wanted; Western addition; fine renting neighborhood; lot 38:9x120; 2 frontages.

ONLY $9,500 CASH.

$15,500—Mortgage can remain; best corner on Haight st.; price has been greatly reduced to make a quick sale; 4 stores and 6 flats; rents $2,988 per annum; large lot.

RENTS $4,050 PER ANNUM.

$45,000—Splendid business corner; 3 stores and 6 flats; very substantial improvements; in perfect condition; always rented; lot 120x55; 3 frontages.

CORNER—BARGAIN TO CLOSE ESTATE.

$70,000—Corner containing 2,400 sq. ft. in new retail business district.

LIPMAN & HIRSCHLER, 255 Montgomery st.
Phone Douglas 3644.

SNAPS IN LOTS.
SUNSET AND RICHMOND DISTRICTS.

$650—A few lots in vicinity of stadium, one block from Golden Gate park; easy terms.
$700—A st. near 35th ave.; easy terms.
$900—35th av. between A and B sts.; 2 lots left; street macadamized; ready to build on; house on each side; terms.
$1,550—21st av. between H and I sts.; terms.
$1,750—H st. near 21st av.; best buy in Sunset; terms.
$2,000—16th av., only 100 ft. from H st. and Golden Gate park; bituminized street; cement sidewalks; entire frontage built up with new homes; terms.
$3,500—Northwest corner 8th av. and K st., 32:6x100; bituminized street, cement sidewalks; easy terms.

LARGEST SELECTION OF LOTS, HOUSES AND FLATS THROUGHOUT SUNSET AND RICHMOND

SUNSET OFFICE—Cor. H st. and 7th av. Open daily, including Sunday.
BEACH OFFICE—Cor. Fulton st. and 49th av. (opp. life saving station). Open Sundays only. Take Ellis and Ocean car.

LIPMAN & HIRSCHLER, 255 Montgomery st.
Phone Douglas 3644.

SOL GETZ & SONS, REAL ESTATE DEALERS,
Room 328, Chronicle bldg.

Do you want to better your condition? Do you want to secure a home with little money? Buying lots in our "new graded blocks" will do it.

$1,000 to $1,800, fronting H st., park and cars, 24th to 47th avs.

$850 to $1,000, I to K st.; all graded; fine view.

$350 to $1,250, any part in Oceanside dist.; terms.

$650 to $1,650, choicest Richmond dist. lots; easy terms.

$200 to $450, Excelsior homestead; Ocean view; Lakeview lots; $5 monthly.

$1,000 to $4,000, modern cottages; good locations; easy payments, like rent.

Oceanside branch office cor. H st. and 47th av. Sunset branch office cor. H st. and 24th av. Both open daily and Sundays.

SOL GETZ & SONS, OWNERS AND DEALERS, Room 328, Chronicle bldg.

RICHMOND HEIGHTS.

9th, 10th and 11th avenues, A and B streets.

This beautiful tract, with a grand marine and scenic view and within 2 blocks of Golden Gate park, is being rapidly built up with high class residences. The tract has been highly improved and skillfully subdivided.

The large lots and wise restrictions add beauty and charm to the tract and insure plenty of pure air and sunshine on all sides. The Eddy or McAllister st. cars are within 2 blocks.

Our business is to satisfy the home buyers. We have in course of construction over 25 residences, all different—5, 6, 7, 8 and 9 rooms. Our designs are all new and attractive and our pretty interiors are original and artistic.

EASY TERMS.

Salesman on the ground every day.

URBAN REALTY IMPROVEMENT CO.,
JOSEPH A. LEONARD MANAGER,
903 PHELAN BUILDING.

$50 DOWN, $20 month, without interest; new, neat, 2 room cottage, plastered and wainscoted, including 25x100 ft. lot, on car line; $1,125; half block from car line, $975; 1 block, $925; 2 blocks, $775; a 50 foot lot if you want it, also more rooms; 5c fare, owl cars; McEnerney title; 35 minutes to 3d and Mission sts.; take car marked Ocean View on Guerrero st. to Lakeview av. RIVERS BROS., 461 Montgomery st.

FOR sale—Something new in flats; new designs, new style on finish; separate entrances; finest location in Western addition; overlooking recreation grounds in G. G. park; 7th av. and H st. See E. B. HALLETT, on premises.

SNAP—For sale, new, 4 room cottage, hot and cold water, large lot (33x110) for the sum of $1,600, $200 down, bal. $20 month; 3 story house, 2 stories finished, of 7 rooms, hot and cold water and sewer connected, for sum of $2,500; $500 down, bal. $25 month. Address box 1264, Call office.

$500—$10 down and $10 month; choice residence and business lots; Silver av. near Mission st.; sewer, water and McEnerney title; absolutely best buy in the Mission today. CHANDLER & BOURN, 4270 Mission st.

$1,300—$100 down and $10 month; only a few; elegant 30 ft. residence lots; 35th av., within block of Park and Fulton st. cars; building restriction; prices low to close them out. CHANDLER & BOURN, 235 Montgomery st.

$2,250—Terms; grand view; 31 ft. corner; 3 fronts to sun; the finest residence lot in the city for the price; Corona heights, 1 block east of Ashbury and Clifford sts. CHANDLER & BOURN, 235 Montgomery st.

$6,000—Terms; NE. corner, 40x100, at east end of G. G. park, surrounded by splendid improvements. CHANDLER & BOURN, 235 Montgomery st.

A SNAP—Business corner, store and flat of 6 rooms and bath; northeast corner of 22d and Harrison; owner on premises from 9 a. m. to 4 p. m.; must be sold; price $5,750.

CITY REAL ESTATE—Continued

JOS. H. RUCKER & CO.,
49 Post st.,
Real Estate, Rents, Insurance.

$1,500—Fine NW. corner, 50x95, in Western addition, close to Geary st. cars; A SPECULATION. B-4-103
$2,600—A BARGAIN IN A CHOICE HOME SITE; fine large lot on Parnassus heights, with a BEAUTIFUL VIEW OF THE GOLDEN GATE. B-4-247
$4,250—Splendid eastern exposure lot near Cole and Hayes st., 27:6x100; CLOSE TO PARK PANHANDLE. B-4-206
$7,500—Stevenson st. close to 3d; lot 20x70; SUITABLE FOR MANUFACTURING OR WAREHOUSE PURPOSES. B-2-404
$4,750—Nice home of 7 rooms on 4th av. near California st.; can arrange for garage; lot 25x120; $2,000 bank mortgage can remain; PRICE GREATLY REDUCED FOR QUICK SALE; owner leaving city. E-5-11
$7,000—Two good flats in Fillmore st. near Filbert; 6 and 7 rooms; rent $65 per month; lot 25x100; WOULD EXCHANGE AND PAY CASH DIFFERENCE FOR BUSINESS PROPERTY. E-4-21
$7,500—MODERN RESIDENCE in one of the best residence districts near panhandle; 9 sunny rooms and bath; 4 bedrooms; nice garden; car line; $4,000 mortgage can remain. E-4-101
$40,000—FINE APARTMENT HOUSE in Western addition; situate on splendid corner, 50x87:6; 16 apartments of 3 and 4 rooms and bath each; present rents $360 per month can be increased; bank mortgage of $18,500 can remain; WILL TAKE A GOOD RANCH OR CITY PROPERTY IN PART PAYMENT. C-4-302
$28,000—New apartment house on fine NE. corner south of panhandle; 10 3 room and bath and 3 2 room and bath apartments; annual income $3,900; bank mortgage of $5,000 can remain. C-4-109
$44,000—Fine business corner in Western addition; Sacramento st.; 4 stores; 4 8 room flats; part of lot not improved; rents $350 per month; best car service; a good investment. A-4-304
$14,000—UNSURPASSED MARINE VIEW RESIDENCE; close to Baker's beach; 9 large rooms, complete with every up to date appointment; hardwood floors throughout. It will be a pleasure to show you this. E-5-202
$30,000—WHOLESALE property; 64,000 square feet; close to 1st and Mission sts.; leased to responsible party at an annual rent of $2,400. A-2-203
$25,000—Located on Stockton st. in a district where values will greatly increase; 34 foot lot, improved with a 2 story pressed brick front building; 2 stores and rooms above; leased at an average rental of $205 per month, cash security. A-1-218
$175,000—Wholesale district, close to Market st.; splendid 4 story brick and steel building, facing 3 streets; monthly rental, $1,250; would take country property in part payment. A-2-508

JOS. H. RUCKER & CO.,
49 Post st.,
Offices also at San Jose.

G. H. UMBSEN & CO.,
Branch office 8th av. and California st.

OPEN ON SUNDAY.

RICHMOND BARGAINS.

BUNGALOW.

$3,000—Marine view cottage of 3 rooms, etc.; large lot, 31x120 feet; this is a real snap.

LAKE STREET.

$3,750—Cozy home; running back to Presidio; cottage of 4 rooms, etc.; large lot, 27 feet front.

NEW MODERN HOME.

$4,250 balance—15th av. near Clement; nice home of 6 rooms and bath; full size lot, 25x120.

12TH AV. NORTH OF CLEMENT ST.

$6,600—Will be open Sunday; 283 12th av., 75 feet north of Clement; 7 rooms and bath; hardwood floors, veneer panels, side entrance, etc.; lot 25x120 feet; must be seen to be appreciated.

BUSINESS CORNER.

$8,500—Rents $1,020 per annum; store and flat; under secured lease.

RENTED LOW AT $1,215.60 PER ANNUM.

$13,500—Clement st. business property; store and 3 flats; substantial building; best block on Clement st.; lot over 26x110 feet.

WILLIAMS & SURRYHNE,
REAL ESTATE, - - - - - - 128 SUTTER ST.

$9,000—Well situated, close to McAllister st.; 3 modern flats of 5-5-6 r. and b.; rents $88 per month; lot 25x100 feet; a bargain; must sell.
$9,000—Three substantial modern flats; corner; 5-6-7 r. and b.; rents $92 per month; close to Haight st.
$8,500—Scott and Haight vicinity; 2 very attractive flats of 6-7 r. and b.; rents $75 per month; lot 25x137:6 feet.
$10,000—Baker st., overlooking the park panhandle, beautifully situated; residence of 10 r. and b.; lot 25x96 feet; large mortgage can remain if desired. An offer would be entertained.
$8,000—Page st.; beautiful residence of 9 r. and b.; lot 25x100 feet.
$5,500—Devisadero st. near Golden Gate ave.; substantial cottage of 5 r. and b.; lot 25x125 feet; easy terms can be arranged.
$16,000—Pacific heights; elegant marine view residence; Vallejo st.; 9 r. and b.; lot 27:6x137:6 feet.

WILLIAMS & SURRYHNE, 128 SUTTER ST.

PARNASSUS HEIGHTS.

We are offering cheap building lots, with street work done, on very easy terms, in Parnassus Heights. Agent at branch office, 5th av. and H st. daily. Arrangements can be made for building to suit purchasers on easy terms.

RICHMOND DISTRICT.

For cheap building lots on easy terms and bargains in homes in this district see our agents at the branch office, 5th av. and California st.; Sutter st. cars pass the door; agent on the ground daily.

Ask for our Real Estate Record, containing a list of property for sale in all parts of the city.

G. H. UMBSEN & CO.,
20 Montgomery st.

CENTER & SPADER,
Dealers in Real Estate and Fire Insurance.
660 MARKET ST., OPP. PALACE HOTEL.

$30,000—3d st., close to Folsom; grand lot; 50x80.
$16,500—Make offer; Washington st. near Spruce; 41x127:8.
Van Ness av., NE. cor. Turk st.; 60x96; fine location for auto business.
$12,500—Folsom and Army sts., NE. cor.; 100x126; manufacturing location.
$21,500—Whole block, 400x200, 21st and Vermont sts.; snap for builder.
$4,150—Very cheap; modern residence of 8 rooms; stable in rear street; Folsom st. near 25th; lot 25x115.
$11,250—Grand corner in Buchanan st.; 3 fine flats; rents $90; large lot, 30x87:6.
$22,500—Make offer; SW. Harrison and 21st sts.; 145x125, partly improved; rents $75; fine lot for factory.
Howard st., SW. cor. 20th—4 grand lots, 30x95 each, at a bargain; easy terms.
$10,500—Maybe less; grand flats in McAllister st. nr. Pierce; rents $91.50; lot 25x100.
Dolores st., SE. cor. 17th—50x100; at a bargain.

CENTER & SPADER, 660 MARKET ST.

HOME BARGAIN.

$6,500—House of 7 rooms and bath; high basement; bungalow summer house in rear; lot 25x120; on west side 5th av., near California st.; modern in every respect and in perfect condition; 4 car lines within the block; near schools, park, Presidio; a high-class home of artistic and convenient arrangement; cash, or liberal mortgage may remain.

SMITH, RUSSELL & CO.,
189-191 6th ave., N. W. corner California st.
Phone Pacific 47.

I HAVE a fine old cottage home on 24th st. between Dolores and Chattanooga, in the warm belt of the Mission; cars pass the door; 20 minutes from 3d and Market; the lot is double size (48-ft. front); the house has 7 large rms., double parlors, fireplace, new plumbing; I will be at the house today only between 10 and 4; make offer.

REFEREE sale—Choice downtown property, north side of Mission st., 52 feet west of New Montgomery; size of lot 68 feet 9 inches by 80 feet; this property will be sold by order of the superior court on June 20, 1910, subject to the confirmation of sale by the court. For further particulars inquire of CHARLES SAMUELS, referee, 960 Phelan building.

$3,750—2 flats, 5 rooms each, modern; 180 Douglass st. near 18th; lot 25x70; terms $400 down, $40 month. Owner M. SCHWARTZ, upper flat.

NO MONEY REQUIRED.
I will build your home if you lot is part paid for; hours 12 to 2. Room 218, 660 Market st.

HAVE Standard Title Insurance Company, Mills bldg., insure your title; save time and money.

$775—Oceanside lot, 25x120; bargain; $400 down, balance $20 per month. Box 1212, Call office.

CITY REAL ESTATE—Continued

SHAINWALD, BUCKBEE & CO.,
27 Montgomery st., Lick bldg.
Phone Douglas 47.
REAL ESTATE AGENTS.

RESIDENCES.

$17,500—Near Scott st.; beautiful residence, 12 rooms and 3 baths; hardwood floors; all modern conveniences; good sized lot.

$500 cash, balance on easy terms—New 2 story and basement residence; 6 rooms and bath; near 22d st.

$3,500—Near 18th and Castro sts.; good cottage; 6 rooms and bath; large basement and yard; bargain.

FLATS.

$10,500—Clay st. near Leavenworth; 3 fine, new, modern flats, 4-5-5 rooms and bath each; rents $1,260 per year; mortgage $4,000 can remain.

LOTS

$4,750—Hyde st. near Jackson; 27:6 ft. frontage; good lots for stores and flats; best buy on Hyde st.

$4,650—Near new city hall; fine building lot, 25x90 feet; good lot for flats.

$4,250—Adjoining Presidio; near West Clay park; grand marine view; will double in value; 50x120 ft.

$4,200—Lake st., northwest corner; grand marine view; cheapest corner in north side of LAKE ST., 32:6x100 ft.

$4,100—Reduced from $5,000; northeast corner on Cole st.; lot 31:3x100 feet; one of hte best corners in this district for stores and flats; a big bargain.

SHAINWALD, BUCKBEE & CO.,
27 Montgomery st., Lick bldg.
Phone Douglas 47.

OSCAR HEYMAN & BROTHER,
113 Montgomery St.

LOTS IN THE RICHMOND DISTRICT.
Lots for building or investment; on and near car lines; easy payments. Take McAllister st. car to 35th av. BRANCH OFFICE open daily 2 to 5 p. m.; Sundays all day.

COTTAGES IN THE RICHMOND DISTRICT.
Point Lobos and 36th avs. Fine marine view; new 6 rooms and bath, on rent money terms; take Sutter-Clement st. line to 36th av.

A st. near 4th av; 6 rooms and bath; high, finished basement.

7th av. near B st.; 10 rooms and bath.

LOTS IN THE SUNSET DISTRICT
On H st., 23d and 24th avs.; the choicest lots; graded, sewered, street work and cement sidewalks. Take Ellis-Ocean Beach car to 24th av. BRANCH OFFICE.

COTTAGES IN THE MISSION.
No. 3555 Mission st. nr. 30th. A new 6 room and bath cottage on rent money terms.

4 rooms and bath cottage; on Gladys st. half block from Mission and West av.
BUILDING LOTS IN THE MISSION.
BUILDING LOTS IN PORTERO.
BUILDING LOTS IN OCEAN VIEW.
BUILDING LOTS IN EXCELSIOR HOMESTEAD.

Lots on $5 monthly payments and small houses on easy payments. Let our agent, L. WEINSTEIN, 2574 San Bruno av., show them to you. Take San Bruno av. cars on Mission street.

OSCAR HEYMAN & BROTHER,
113 Montgomery St.

SPAULDING & NEFF, 107 Montgomery st.

$5,500—Cash; business corner, Mission; rents $108 per month; mortgage $5,000 can remain; large lot.
$7,400—Rents $74 per month; 4 modern flats, 4 r. and b.; mortgage $3,500 can remain; near Castro and 19th; 27:6x125.
$2,750—Rents $20 per month; Pacific nr. Powell; fine buy;