The Call prints the best real estate news

REAL ESTATE

the real bargains are advertised in The Call

CITY REAL ESTATE

REAL ESTATE AND INSURANCE.

228 MONTGOMERY ST. (MILLS BUILDING).

RENTS COLLECTED. FULL CHARGE TAKEN OF PROPERTY.

MONEY LOANED ON REAL ESTATE.

WE ARE NOW LISTING PROPERTY FOR OUR JANUARY AUCTION SALE.

$30,000—Rents $3,270 yearly under secured lease for 5 years; best paying business corner in city; Western Addition; mtg. $12,500 can remain; substantial investment; corner becoming more valuable every day.

$17,500—Fine modern COR. apt. flats of 9 apts. of 4 and 5 r. and b. ea.; rents $173.50 monthly; lot 33x88; north of Market.

$16,000—Beautiful home of 8 rooms in the finest residence district in city; carpets included; lot 27:6x100; west of Van Ness av.

$15,000—Rents $1,740 per annum; handsome apt. house, containing 7 apts. or 3 and 4 r. and b. ea.; mtg. $5,000; lot 25x137:6; Western Addition.

$13,750—Beautiful modern residence of 9 r. and 2 b.; hardwood floors; furnace; garage space; large lot, 30x137:6; Vallejo st.

$12,750—2 splendid 6 rm. flats, modern and up to date; cottage of 5 rms. in rear; rents $1,320 per annum; excellent renting location; best part of Leavenworth st.

$11,500—Rents $1,320 per annum; 3 handsome flats of 5, 6, 6 r. and b.; 1 year old; mtg. $5,500 can remain; lot 25x137:6; vicinity Hyde and Broadway.

$9,500—New, modern marine view residence of 9 rms. and 2 b.; hardwood floors; an ideal home; TERMS $1,000 cash balance yearly, int. 6 per cent; Vallejo st., best part.

$9,150—Handsome modern home of 10 r. and b.; hardwood floors; Vallejo st.; rent $175 mo., furnished.

$8,250—Rents $89 mo.; fine downtown BUSINESS property; store and 3 flats, leased for 4 years; mtg. $4,000 at 6 per cent can remain; near Dupont st.; BARGAIN.

$8,000—2 flats, 5 and 6 r. and b.; new and modern; mosaic vestibule and stone steps; well built; rents $780 yearly; vic. Noe st.

$7,500—3 handsome modern flats of 7, 6 and 9 r. and b.; Howard st., best part; property could not be produced for less than $10,000.

$7,500—Modern 5 rm. cottage; large brick fireplace; fine front lawn; lot 27:6x114, with 2 frontages; nr. Leavenworth st.

$6,650—Cost $9,000 2 years ago; 3 flats or 5 r. and b. ea.; rents $696 yrly.; nr. Castro st.

$6,500—Beautiful modern residence, 7 r. and b.; hardwood floors and all modern conveniences; rents $50 mo.; Ashbury Hts. dist.

$5,650—Rents $630 per annum; 2 splendid new flats of 5 and 6 r. and b.; Vallejo st.

$5,150—2 splendid modern flats of 5 r. and b. ea.; rents extremely low at $570 yearly; mtg. $2,250; nr. Clement st.

LOTS.

$9,500—Fine NE. business corner on Polk st.; if improved would pay handsome income; will exchange.

$7,250—Fine building lot, 27:6x137:6 ft.; California st., close in.

$7,000—Magnificent NW. CORNER; unobstructed marine view lot, 34x100 ft.; MAKE OFFER.

$6,500—Splendid Oak st. CORNER, 27:6x110:6; mtg. $5,000 can remain at 6 per cent for 3 years; stores and apts. would pay handsome revenue. MAKE OFFER.

$5,000—Vallejo nr. Pierce; fine marine view lot.

$2,000—Fine investment lot, south of Market st.; 25x75.

$1,500 each—Terms; 2 lots, 25x125 ft.; vicinity Castro and 21st sts.

EXCHANGE BARGAINS.

WE ARE OFFERING FOR EXCHANGE AT CASH VALUES MANY BUSINESS PROPERTIES, APARTMENT HOUSES, RESIDENCES, FLATS AND LOTS IN ALL SECTIONS OF CITY. CALL AND SEE US. WE HAVE WHAT YOU WANT. THE FOLLOWING ARE A FEW FROM LIST:

$85,000—Brick hotel; good location and income; want lot in business dist. up to $85,000.

$60,000—New apt. bldg., prominent COR. in W. A.; excellent buy; want lot or residence in city or country.

$32,500—COR. apts. in W. A.; rents $400 mo.; want country property well located.

$30,000—Haight st. COR.; new apt. bldg.; always rented; good investment; want residence in S. F. or bay cities.

$20,000—COR. lot, 50 ft. front, nr. Sutter and Larkin; want income property and some cash; excellent site for apartments.

$16,000—Store and 3 fine flats; rents $1,700 yearly; always rented; want lot up to full value; this is a genuine bargain.

$12,500—Bush st. lot, close in; best site in S. F. for apts.; if improved with $18,000 bldg will pay $450 per mo. income; want income property up to $15,000 in value.

$7,500—Fine new residence nr. Lake st.; 7 rms.; modern; room for garage; has never been occupied. What have you to offer?

J. W. WRIGHT & CO.,
228 Montgomery st. (Mills building).

OSCAR HEYMAN & BROTHER,
113 Montgomery st.

RENT PAYERS.

Start the new year right. Buy a home. Pay for it with your rent money. Others are doing it, WHY NOT YOU?

3555 Mission st. nr. Cortland av.; 6 rooms and bath; new.

39 Gladys st. near Cortland av., 1 block from Mission st.; 5 rooms and bath; $1,850; only $15 monthly.

3595 Mission st. near West av.; level lot, house of 4 rooms in rear; 2 rooms can be built in attic; will be put in order to suit.

1650 San Bruno av. near Army st.; cheap 4 rooms and bath; lot 150 feet deep.

$1,350—Home in Excelsior homestead nr. Silver av.; $15 monthly.

HOMES IN SUNSET DISTRICT.

Artistic homes in 23d av. and Lincoln way (H st.), on Ellis st. ocean beach car line; restricted neighborhood; 2 already sold.

HOMES IN RICHMOND DISTRICT

Your choice of 2 modern, 6 room and bath cottages in 35th av. near Geary st., and Geary st. near 36th av; cars at your door; magnificent marine view; take Sutter Clement st. car.

NEW HOMES IN POTRERO

Now building, 4 and 5 room cottages in Mississippi st. near 20th; close to Union iron works; take 16th or 3d st. car.

GOLDEN GATE PARK,
SPRECKELS LAKE, STADIUM.

$10 monthly pays for a lot in this choice locality; no part of the city has a finer future. Branch office at 35th av. and Fulton st. Take McAllister st. cars.

LOTS IN SUNSET DISTRICT

$10 monthly for a lot in our choice block fronting the park, 23d and 24th avs. These lots should be seen to be appreciated. Take Ellis-O'Farrell ocean beach cars to Branch office at 24th and Lincoln way.

$5—MONTHLY—$5

Cheap lots to build on; sewered, close to cars. Call at branch office, 2574 San Bruno av. Take cars at Mission and 5th sts.

OSCAR HEYMAN & BROTHER,
113 Montgomery st.

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

$900 to $1,750—Lot on official grade in our "New Tract," "H," "I," "J" and "K" sts., from 22d to 25th avs., Sunset district. Streets graded and sewered, water and gas; easy terms. Call at our branch office, cor. "H" st. and 24th av. Open daily and Sundays.

$300 to $1,350—Best lots in "Oceanside" district. Inspect our newly graded blocks.

$650 to $1,650—Choicest Richmond lots.

$175 to $450—Excelsior homestead. Ocean View and Lakeview lots, $5 monthly.

$1,000 to $4,000—Modern cottages; good locations; very easy terms.

"Oceanside" branch office cor. "H" st. and 47th av. Open daily and Sundays.
SOL GETZ & SONS, 328 Chronicle bldg.

$4,000 cash—Business lot near Mission and 24th; can get loan of $10,000; full price $14,000; 63 foot front. This property is $100 per foot less than its real value; a sure profit at this proce.

$5,000 cash—New business property; 1 store, 5 4 room flats, adjoining transfer corner; mortgage of $12,500 can be obtained; rents $175 per month guaranteed; full price $17,500; a fine permanent investment; pays 12 per cent net.

EDWARDS, BREWSTER & CLOVER, Mills bldg.

LOT, 35:4x127:6, south side of Clay st. bet. Polk and Larkin; price reduced to $7,600; choice surroundings; a most convenient location; see this quick; won't last long. T. E. HAYMAN, First National Bank building.

NEW 7 room house for sale at great sacrifice; owner leaving city. See owner Sunday to Tuesday on premises at 1232 16th av., Sunset district; terms.

FOR sale—Reasonable, house, 17 rooms, 3 baths, suitable for furnished rooms; income property. 523 Natoma st.

WHAT am I offered in cash for 1 acre of levee land in Visitacion av.? JOHN BURNS, 3200 School st., Fruitvale; phone Merritt 3098.

CITY REAL ESTATE
Continued

G. H. UMBSEN & CO.,
Real Estate, Renting, Collecting and Insurance.
20 MONTGOMERY ST.

COTTAGE ON FULTON STREET

$4,500—Cozy, bay window cottage of 6 rooms and bath; brick foundation, etc.; mortgage of $2,000 can remain; lot 25x137:6; fine location.

SACRAMENTO STREET

$9,000—Rented low at $960 per annum; price has been greatly reduced to make quick sale; 4 very nice, new, modern flats of 4 rooms and bath each; lot 27x127:8; this is a genuine bargain.

GOOD MISSION BUSINESS CORNER

$11,000—Rents $1,206 per annum; 3 stores, flats and cottage; lot 40x100; bank mortgage of $7,000 can remain.

RICHMOND BARGAINS

Branch office open Sunday, 8th av. and California st.

NO REASONABLE OFFER REFUSED

$4,200—Nice cottage of 5 rooms and bath and high basement; full size lot, 25x120 ft.; must be sold.

COZY HOME

$4,750—New modern cottage of 6 rooms and bath, garage, etc.; full size lot, 25x120 feet; can be purchased on terms.

LAKE ST. BOULEVARD

$5,700—New modern home of 6 rooms and bath, hardwood floors, beamed ceilings; must be sold.

OFFER WANTED

$11,300—Three very sunny modern flats, Lake st., 6 rooms and bath each; rent $1,200 per annum; equal to a corner.

CHEAP LOT.

$2,600—Mortgage of $1,000 can remain; 7th st. near Folsom; 20x85 feet.

BUSINESS PROPERTY.

$7,250—Devisadero st., very substantial house could be converted into 2 flats and store at comparatively small outlay; lot 25 x100 feet.

HYDE STREET INVESTMENT.

$20,000—Rents $2,220 per annum; 6 very fine new flats of 4 rooms and bath each; large lot, 30x120, to rear street.

SUNSET BARGAINS.

Branch office corner of 5th avenue and H st., open Sunday.

Call at the above branch office and see our agent, who will show you a list of cottages, residences and flats, among them being the choicest locations in the Sunset district, and many of which can be purchased on very easy terms, small cash payments, balance easy monthly payments same as rent.

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.

MADISON & BURKE.
Established January, 1858.
Real Estate Agents, 30 Montgomery st.
Reliable Renters and Collectors.

$36,000—Better than government bonds, because it pays nearly 8 per cent net, besides returning the principal in cash within less than 20 years; secured; in best retail portion of city.

Jackson st.—Fashionable location; lots at $275 front foot; size to suit.

$8,000—Hayes st. near Clayton; store and 2 flats; new; rents $72.50.

$7,750—5th av. flats near B st.; 2 flats and garage; rents $70.

$6,000—Residence, 7 rooms and bath; close to Pacific av. and Webster st.; a bargain.

$5,200—Lake st. cottage, 5 rooms and bath; key lot; good neighborhood.

$4,500—Lake st. near 18th av.; nice cottage, 5 rooms and bath; modern; part cash; 25x 100.

$3,500—Great bargain; lot close in on Howard st.; 30x125 feet; business district; want offer.

$2,850 to $4,700—Cottages in Richmond district; in California near 15th av.; call at office for particulars.

$1,800 cash and balance on installments—Residence, 7 rooms and bath; good condition; lot 25x97; on McAllister st.; good location.

LOTS.

$40,000—NE. corner Van Ness av. and Bush st.; commanding corner; 50x95.

$28,000—Ellis st. near Jones; 40x120 to rear street; elegant lot.

Greenwich st. near Polk; 3 lots, 25x137 each; street work all done; close car line; marine view; only $2,500 each; easy terms.

$1,650—Greenwich st. corner Broderick; residence lots; easy terms.

$750 cash—Perry st. near 4th; lot, 25x75 feet; balance, $750, can remain on mortgage.

To lease, term of years—Building to be erected on Mission st. near 4th; 2 stories and basement, or more to suit tenant; lot 52x160 feet to rear street; rent right to proper person.

MADISON & BURKE,
30 Montgomery st.

MISSION REAL ESTATE—
D. COFFIN & CO.,
2528 Mission st. near 21st.

LOTS

$1,800—Cortland av. nr. Gates, 46 ft. frontage, including side sewer. (5987)

COTTAGES

$3,700—Harrison st. nr. 24th, 4 r. and b.; lot 25 x112:6. (6009)

$3,700—Flood cor. of Edna, new bungalow of 4 r. and b., including a $70 range; lot 50x 100; make offer.

$5,500—Store and 4 houses of 4-5-6-7 r. and b.; 150 ft. on Merrill, 75 ft. on Silver av. and 50 ft. on Hale st. (6001)

FLATS

$12,500—Church st. nr. Market; store and 6 r. flat above; lot 25x125 ft.; present owner will take lease. (5973)

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

HARRISON & EISNER,
1512 Haight st.,
Downtown Office, 306 Bush st.

$1,500 cash, balance mortgage—Richmond business property, new and modern, consisting of store and flat in rear and 5 room upper flat; rents are $55 per month; full price reduced to $5,250 to effect immediate sale; good chance for a turn.

$9,000 cash, balance mortgage—Apartment house consisting of 10 apartments and 3 stores on a very prominent corner in the Ashbury district; renting very low at $3,426 per year; lot 33:9x95; asking $28,500, but as owner is forced to sell will consider any reasonable offer; will take lot as part payment.

$16,500—Any offer submitted; income $210 per month; new and modern apartment house, containing 6 apartments of 4 large, sunny rooms and bath each; Marshall & Stearns patent revolving wall beds; finished throughout in selected slashed grain pine; hardwood floors; hardware and fixtures of the very best; latest Humphreys water heater in basement supplies every apartment with hot water at all times; large closets; pantries and basement storeroom for each apartment; full size lot; situate 1849 Larkin st. near Jackson; open today (Sunday) for inspection.

KAHN & FEDER,
Exclusive Agents,
209-211 Montgomery st.

MUST BE SOLD NOW

10 per cent net on an investment of $20,000. On gilt edge Western addition property. Apply for particulars to
FELIX MARCUSE, 155 Sutter st.

$2,800 CASH—PRICE $5,800.

Artistic home, Ashbury district; cost $6,500 year ago; large lot; auto convenience; 6 large, sunny rooms, inlaid floors, coal grates, sun porch, electricity and gas; owner in difficulty.
MEACHAM & SHERA, 1410 Haight st.

IF you are looking for city property or a home in Berkeley, Oakland or Alameda, call or send for our new descriptive list. ROTHERMEL & CO., 247 Russ bldg., San Francisco.

$1,500—Northeast corner Shrader and 18th sts.; lot 25x100; a bargain. WOODMAN REALTY COMPANY, 41 Montgomery st.

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

CITY REAL ESTATE
Continued

THOS. E. HAYMAN,
Suite 202, First National Bank building,
Montgomery and Post. Kearny 1703.

$22,500—Cash; rents $5,250 per annum; choice new corner; 3 stores, 10 flats; lot 37:6x90; right in heart of Nob hill district; full price only $37,500.

$6,500—Cash; rents $2,000 per annum; 6 of the best built new flats on Nob hill; full price only $13,500; biggest bargain in town.

$15,000—Cash; rents $5,000 per annum; high class apartment house, Nob hill; 35x135; full price $31,000; must be sold.

$20,000—Cash; rents $6,000 per annum; one of the best built apartment houses east of Polk st.; 55 foot front; full price reduced to $38,000.

$9,000—Cash; rents $2,000 per annum; choice new NW. corner, near 16th and Mission; full price reduced to $16,000; this is an absolute sacrifice.

$7,000—Cash; leased at $1,400 per annum; full price only $12,000; 6 flats; near Polk and Pine.

$2,000—Cash; 2 excellent, new 7-8 room flats; lot 27:6x137:6; near Vallejo and Pierce; full price reduced to $7,000; recently cost $12,000.

$3,400—Cash; lot 30x100; 2 nearly new 5-6 room flats; Union st.; full price reduced to $6,700; lot alone worth the money; business property.

$4,000—Cash; rents $1,200 per annum; 8 new flats; near 15th and Market; full price only $8,000; must and will be sold this week; be quick.

$10,000—Cash; rents $2,220 per annum; full price only $15,500 for 6 high class new flats; Nob hill; hardwood floors, wall beds, Peerless boilers; everything strictly first class; a bargain.

$5,500—Cash; 3 high class new flats; near McAllister and Baker; rented low at $100 per month; full price reduced to $10,600; very artistic.

$12,000—Cash; rents $2,700 per annum; 7 finest built flats; Nob hill; full price reduced to $20,000; extra well built; consider any offer; forced to sell.

$3,700—Cash; Sacramento st.; choice new store and flat; rent $900 per annum; full price reduced to $8,200.

$6,000—Cash; full price $11,250, for 3 new, most artistic flats; near McAllister and Devisadero; nothing finer in city; any reasonable offer considered; must be sold.

$7,000—Cash; rents $1,800 per annum; full price reduced to $12,800; 6 new flats; extra large lot; near Vallejo and Larkin.

$5,000—Cash; Church near Market; lot 50x125; 4 flats; rents $100 per month; full price reduced to $11,500; with small expense of putting in stores this will pay handsomely; value now $15,000.

$3,000—Cash; full price reduced to $7,500; 2 high class new duplex residence flats; hardwood floors; Western addition.

$7,000—Cash; lease $1,500 per annum; full price reduced to $13,000; Fillmore st. business property; a bargain.

$21,000—Choice NW. corner, Western addition, near Devisadero; nearly 50 feet front; 6 high class flats; rents reduced to $2,620 per annum; space for store.

$4,000—Cash; 2 best built 5-6 room flats in Ashbury district, north side; new; cost $9,000; owner leaving, will sacrifice for $7,000.

$1,300—Cash; choice, new 6 room residence; near 10th av. and Clement; full price reduced to $5,000.

Small payment cash—1490 5th av. at K, Sunset; choice 6 room residence; price reduced to $4,500; would be cheap at $6,000; a forced sale and a bargain.

$950—Lot 25x70, located on an improved street close to 18th st. cars; a snap; very liberal terms. B-3-3

$1,850—Very desirable residence site, in Ashbury heights district; southern exposure, grand marine view; 26:5x114; very cheap. B-4-122

$2,600—A swell lot in the Sunset; best marine view in city; an ideal residence site, on car line; southern exposure; 25x 138:9. B-4-243

$3,500 buys 2 splendid lots in Church st., vicinity of 26th; 28:6x80 ft. each. B-3-221

$7,200—Prominent corner in 25th st., ready for building; 44x110; ideal for semibusiness building; would give terms or take other property in exchange. B-3-308

$27,500—4th st. near Mission; lot 44x160; liberal mortgage can be arranged; this can be made one of the best investments south of Market st. B-2-620

$9,000—A fine lot in a good business block in Golden Gate av., 27:6x120; ground leased for 2½ years at $75 per month; building reverts to lessor; see this. B-4-417

$12,500—A splendid corner in Folsom st.; close in; 75x75; suitable for stores and rooms; a pickup. B-2-507

RESIDENCES AND FLATS

$5,125—A fine home on easy terms; 6 room modern residence, nicely situated in the Sunset, ½ block from car line; investigate this. E-5-12

$7,500 secures a swell home on a prominent corner in Waller st.; 8 rooms, with all modern conveniences, in A1 condition; $2,200 mortgage can remain. E-4-131

$2,650—A dandy little home in Valley st. near Church; modern 6 room cottage; nice lot, good neighborhood; easy terms. E-3-19

$8,250—2 new flats near Lake and 8th av.; 5 and 6 rooms, well arranged for light and sun; all modern conveniences; rented for $70 per month; will give liberal terms. D-5-104

$7,500—2 neat, new, modern 5 and 6 room flats in Boulevard st. in Richmond; nice basement; yard; fine opportunity to secure a nice home with a good income. D-5-107

$30,000—Splendid business corner, close to heart of the Haight st. business district; 3 stores with 10 3 and 4 room flats above, rented at $285 per month; mortgage $15,000; would take flats or unimproved property for equity. A-4-205

JOS. H. RUCKER & CO.,
Real Estate, Loans, Insurance.
49 Post st.
Offices also at San Jose.

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

$16,500—Larkin near Jackson; 6 new 4 room apartments, hardwood floors, beam ceilings, etc.; renting for $215 per month.

$15,000—27:6x100; Clay near Devisadero; 3 high class modern flats of 7-7-8 rooms and bath each; rents $137.50 per month; no vacancies; mortgage of $5,000 can remain.

$15,000—43:6 front; south Vallejo west Sansome; 6 flats of 5 rooms and bath each; renting for $137.

$14,000—Hyde near Green; 6 new apartments of 4-3-2 rooms each; renting for $2,040 per annum; patent beds, etc.; 50 per cent mortgage can remain.

$10,000—25x122:6; Shotwell near 15th; improvements consist of 6 flats of 4 r. and b. each; rents $120.

$8,500—44 feet on Powell near Clay; splendid locality for flats or apartments.

$8,300—Corner Union and Hyde sts.; splendid locality for stores and apartments.

$8,000—25x100; H st. near 10th av.; 2 new flats of 5-6 r. and b. each; bank mortgage of $3,500 can remain; offer wanted.

$7,000—25x103:7; Cole st. nr. Frederick; two new flats of 5-6 r. and b. each.

$6,500—25x137:6; Octavia near Broadway; 10 room residence.

$5,500—25x137:6; Green st. near Laguna, with modern 8 room residence; $2,500 bank mortgage may remain.

$5,000—25x110; residence of 9 r. and b.; first class condition; vicinity of Castro and 20th sts.; $2,000 mortgage can remain.

$1,200—50x120; 27th av. near 1st.; 1 block from cars; rapidly improving neighborhood.

$20,000—Rents $150 per month, leased; 2 elegant flats, 9 and 10 rooms; lot 47x100; ground is worth $400 per ft., or $18,000; flats practically thrown in and are new; near Jones and Washington sts.; can get bank mortgage of $10,000.

$8,500—A lot 34:6x137:6, within 2½ blocks of White House; less than $250 per ft.; this property would be cheap at $15,000; owner compelled to sell to save other holdings; we have another.

$5,000 cash—Business property; rents $175 a month; mortgage of $12,500 can remain; improvements one store, five 4 room flats; a sure profit on resale; get your deposit in early; you can't make a mistake on any of above property.

EDWARDS, BREWSTER & CLOVER,
Mills Building.

FLATS

Two up to date flats, 4 and 5 rooms and bath each; sunny side of street; lot 25x114; near 23d and Mission sts.

LOTS

$50 cash, $10 per mo.; 20th and Sanchez sts.; 25x114.

$1,250—Lot 24x114; Castro and 21st sts.

$2,000—Lot 25x75; San Carlos av. and 19th st.

HOUSES

$5,500—House, 7 rooms and bath and 30 ft. lot; Liberty and Dolores sts.; fine neighborhood.

$1,000 cash—New cottage near 24th and Castro sts.; 6 rooms and bath; total price $4,000.

W. F. ALTVATER & CO.,
2565 Mission st., next to Wigwam.

$10 NEW YEAR'S GIFT $10
$10 NEW YEAR'S GIFT $10
$10 NEW YEAR'S GIFT $10

To stimulate business in the new year I will give $10 to all purchasers of lots during this week; I have 4 lots, near level, 2 blocks from cars; price $300 each; $10 down, $5 a month; on these lots you will not have to pay anything down. You should see Fairmont lots before buying; they are the cheapest in the Mission; building is going on briskly; take No. 10 car on Mission, below 14th, or Guerrero, above 14th, to Fairmont st., walk west 2 blocks to 120 Laidley st. JAMES MORSE, headquarters for Fairmont lots.

$2,750—Modern cottage, 5 rooms and bath; lot 25x100; Stanyan st.; easy terms.

$1,400—Lot 22:6x70 on Masonic car line; suited for home; $250 cash.

MEACHAM & SHERA,
1410 Haight st.

BARGAIN—$675; lot 50x120, 38th av., Sunset; good location. SPEYER, BACH CO., 334 Pine.

CITY and country bargains and exchanges. CHAS. W. FISHER, 660 Market st.

CITY REAL ESTATE
Continued

BALDWIN & HOWELL, 318-324 KEARNY ST.
BALDWIN & HOWELL, 318-324 KEARNY ST.

Money to Loan on Real Estate.

SUTTER NEAR TAYLOR.
A fine holding, 45x137; should have a high class apartment house on it, when a good income would be realized; owner asks $35,000.

MARKET ST.—DOUBLE FRONT.
92 feet, running through to Stevenson st.; an excellent buy; only $75,000, to close estate; no probate.

BUSH ST. NEAR POWELL.
Centrally located on best of our downtown streets; a brick apartment structure would make a very exceptional income holding; 42 feet by full depth; only $19,125.

SACRAMENTO ST.—STORE BUILDING.
A fine new building of store, with flat in rear and 2 excellent flats of 7 rooms and bath each; always rented at $110; private loan of $5,500 can stand; owner wishes to leave town and will listen to any reasonable offer. (1764)

TWO BRAND NEW FLATS.
Up to date in every respect; never been occupied; all conveniences; will rent for $75 easily; within 10 minutes of California and Montgomery sts.; asking only $8,500; 5 rooms and bath each. (9269)

STORES AND FLATS—GEARY ST.
2 stores and flat of 5 rooms and bath above; rents $450 a year; only $2,600 cash required; lot 25x125. (9292)

LOTS—LOTS—LOTS—LOTS—LOTS.

SUNSET—NORTHEAST CORNER.
107:6x250; owner forced to sell; will sacrifice this piece; a large holding that could be subdivided and sold on terms at a neat profit.

NINTH ST.—SOUTHEAST CORNER.
30x80; offered at the low price of $7,175; get busy on this. (9275)

MARINE VIEW LOTS—25TH AV.
30 foot lots on sunny side; only $300 cash, balance on easy terms.

JONES ST. LOT.
20x70; near Pacific; only $2,100.

12TH AV., SUNSET.
Sewer, macadam, curbs; 25x120; will sell on terms at a very reasonable figure.

MINNA NEAR 8TH.
35 feet frontage for only $2,925; good location; generous frontage; sold to close an estate. (9312)

BALDWIN & HOWELL, 318-324 KEARNY ST.

CENTER & SPADER,
Dealers in Real Estate and Fire Insurance,
660 Market st. opposite Palace hotel,
Rooms 207-208.

$30,000—Third st.; fine business location; lot 50x 80. Particulars at office.

Dolores st. SE. corner 17th; grand lot for apartments, 50x100, for cash or as part payment for downtown improved property.

$10,000—Rents $1,176; 6 modern flats in Greenwich st. near Gough; always rented; lot 50x114; will exchange for improved Mission property.

$60,000—Turk st. at Taylor; grand lot, 30x112½; $30,000 mortgage can remain.

$6,000—31 Beulah st. near Shrader; an up to date residence, 8 rooms, large basement; key lot, 28x106; must sell; make offer.

$4,500—This is a snap; 2525 Folsom st. near 21st; 8 room house; large lot, 45x122½; offered for less than value of lot, but owner needs cash. Buy this land and make a profit.

$8,500—An offer considered; choice lot in Minna st. near 3d; 2 frontages; 20x80.

$3,600—Bargain; choice lot, 30x95, in Howard st. at 20th; just right for small apartments; $1,000 cash, balance to suit.

$2,500—Very cheap lot in Minna st. near 6th, 25x75 to alleyway.

CENTER & SPADER, 660 Market st.

KANE & COMPANY,
215 Montgomery st.

$7,800—The prettiest and best built 2 flats of 5 and 6 rooms on the market; mission fronts of the latest type; something beautiful; marble vestibule, stone steps, extra high auto entrance, cement basement; most valuable portion of Richmond.

$11,250—Close to McAllister and Devisadero; 3 elegantly finished flats, all rented to excellent tenants at $105 per month; Devisadero has the best car service in town at this portion; lot 28 foot front.

$5,500—4 splendid flats, on a large lot on 15th street close to Mission; rents $60; this is a class of investment that pays.

$3,000 cash—Price $10,900; most beautiful corner residence facing Golden Gate park; lot 30x110 feet; room for garage; hardwood floors, furnace heat; sunny; finished in tapestry, panels and beams and stencil; plate windows; 5 bedrooms; 2 servants' rooms.

LOTS.

$2,750—The finest little speck opposite the proposed fair site; large corner lot.

$2,600 each—Facing the north side of the park; street 100 feet wide; Fell street in this section sells for $5,000 a lot.

$3,500—Golden Gate av. close to Fillmore st.; lot 25x90 feet.

$5,000—Lot, 34x137 feet, on Hayes st.; the coming store street; close to Lowell high school.

KANE & COMPANY,
215 Montgomery st.

W. B. McGERRY & CO., 41 Montgomery st.

$8,500—Nob hill; 2 new flats; 5 r. and b. each, high basement, very artistic finish; 2 coal grates in each flat.

$7,750—Clay st. nr. Larkin; 2 new flats, 5-6 rooms; rents $75.

$7,000—3 modern flats, 5-6-8 rooms, near Steiner and Waller sts.; a bargain.

$7,000—Devisadero st. close to Eddy; lot 27:6x 106; 2 stores; rents $720 per annum; steady tenants; building cost $2,000; mortgage $3,800 can remain.

$5,250—973 Haight st. nr. Devisadero; 8 room house; lot 25x110; will take big mortgage. (242)

$4,500—156 Carl st. nr. Cole; cottage, 5 rooms; lot 25x137:6; will carry mortgage. (243)

$1,400—Installments; 364 28th st. nr. Sanchez; 5 room cottage; lot 25x114. (246)

Lot 27:6x137:6; north line of Bush st. nr. Pierce, 1 block from St. Dominic's church; a 6 4 room apartment house would pay big income.

LANDGREBE, McNEVIN & JONES,
525 California st. near Montgomery.
$494 MONTHLY RENTAL.

$37,500—Overlooking St. Francis hotel and downtown points; 4 story, brick apartment house of 13 apartments of 2 rooms and bath, steam heat, circulating hot water, etc.; mortgage of $16,000 can remain.

$32,500—Monthly rental $410; Leavenworth near Sutter; apartment house of 14 apartments of 2 rooms and bath. This prices includes $3,000 of new furniture; $15,000 at 6 per cent net can remain on mortgage.

$10,500—Fulton st. near Octavia; a 2 story brick building covering entire lot of 27:6x120 feet; building alone cost asking price; bank mortgage of $5,000 can remain.

$7,500—Golden Gate av. near Laguna; 27:6x 137:6 feet; ground lease of 3 years to run at $40 per month; present improvements revert to owner.

$6,500—Fell st. near Broderick; 3 flats and store producing a monthly rental of $65; lot 25x 137:6 feet; mortgage of $3,500 can be obtained.

LOTS.

$25,000—Ellis st., 3 blocks from Market; 39x122.

$9,500—Pine st. near Stockton, 34:4x137:6; snap.

$4,000—Clay st. corner near Powell; 24x60.

LANDGREBE, McNEVIN & JONES,
525 California st. near Montgomery.

AAA—$4,900 will buy you 2 new flats, 4 and 5 large, sunny rooms and basement; gas, washbowls in bathrooms, porches inclosed, cement trays, pantries, china closets, panel work in dining rooms, halls and kitchens; hardwood mantels in front rooms; 3 bay window front rooms; small street in rear; flats rented to good tenants; income $45 per month; terms can be had; flats on Harrison st. between 7th and 8th. See owner at 1143 Harrison st.

2 MODERN flats, 4 and 5 rooms; garage in basement; ½ block from 22d and Mission sts; choice level lot 25x122:6; bitumen street; concrete sidewalks; price only $6,500. Box 7035, Call office. 1108 Valencia st.

$10,000—Jackson st. just east of Presidio av.; magnificent lot, 50x128; fine marine-view; will exchange for good income property. WOODMAN REALTY COMPANY, 41 Montgomery st.

$1,850—22d av. near Lake st.; lot 25x120; on grade, ready to build on; a snap. WOODMAN REALTY COMPANY, 41 Montgomery st.

$1,350—20th av. near J st.; lot 25x120; near fair site; a pickup. WOODMAN REALTY COMPANY, 41 Montgomery st.

CITY REAL ESTATE
Continued

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

INVESTMENTS.

$18,000—CLEMENT ST. near 6TH AV.; modern building; 2 stores and 4 flats; in best business block in RICHMOND DISTRICT; $9,000 cash, balance on mortgage; make offer.

RESIDENCES.

$18,000—PACIFIC AV. modern RESIDENCE, 12 rooms and 2 baths; lot 40x127:8¼ feet; in first class block; reduced from $25,000.

$15,000—Broadway; fine marine view residence, 8 rooms and bath; very sunny; nice garden; house in first class condition; lot 35 foot front; lot alone worth more than the price asked.

$11,000—SCOTT ST.; beautiful, modern residence- 10 rooms and bath; lot 30x110 feet; grant marine view; if you are looking for a good residence, see this at once; make offer.

$8,750—Lake st.; beautiful marine view residence, 9 rooms and bath; hardwood floors, hot water heat and every modern convenience; will take lot in San Francisco or vicinity San Mateo as part payment; owner leaving city; offer will be considered; mortgage $5,000 can remain.

$5,000—Near Shrader st.; fine, modern, extra well built cottage, 7 rooms and bath; plenty of light and sun; fine garden and lawn.

FLATS.

$6,500—SCOTT ST.; 2 well built flats, 5-6 rooms and bath each; rents $50 per month; rented low; mortgage $2,200 can remain.

LOTS.

$2,100—21ST AV. and LAKE ST.; beautiful building lot; street bituminized; all nice houses in this location; forced sale.

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

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

"SUNSET AND RICHMOND DISTRICTS."

E — LOTS — T
A — HOUSES — E
S — FLATS — R
Y — M
S

North and South of GOLDEN GATE PARK.

Call at our
SUNSET OFFICE, cor. H st. and 7th av.
BEACH OFFICE, cor. Fulton st and 49th av.
(Opp. life saving station).
Open daily, including Sunday.
LIPMAN & HIRSCHLER, 255 Montgomery st.
Phone Douglas 3644.

$1,750—Hampshire st. near 25th; lot 30x100; submit offer. WOODMAN REALTY COMPANY, 41 Montgomery st.

COUNTRY REAL ESTATE

ROOSEVELT SAYS "THE BASIS OF ALL WEALTH IS LAND."

NOW IS THE TIME TO BUY COUNTRY LANDS, FOR AS SOON AS THE FAIR IS AN ABSOLUTE CERTAINTY, THEY WILL DOUBLE IN VALUE.

We have the finest list of improved and unimproved lands of any firm on the coast; both for sale and exchange. We recommend nothing we have not seen. We guarantee everything we describe to be exactly as represented. Why waste your time and money with agents who have never seen their listings, and who are not authority on quality and value when they do see them? Our listings are the cream of the best localities, backed by expert reports on soil and climatic conditions. Call or write to us at our office. Let us know just what you want, and we will guarantee to fulfill your requirements if it can be done. We will give your wants our personal attention, do all investigating, and submit to you only when we are positive of their worth.

The following are a few from our carefully chosen list:

$25,000—600 acres; fine dairy, hog and cattle ranch; 200 acres good plow land; much more can be prepared if so desired; 30 acres in alfalfa and clover; 60 acres in oats; 10 acres orchard; 5 acres vineyard; 200 head of stock; all farm implements and machinery; first class improvements; near school and creamery.

$11,000—400 acres; fine dairy and hog ranch; 200 acres good plow land, 50 acres natural meadow, 20 acres alfalfa and clover, 14 head of stock; all farm implements, wagons, etc.; first class improvements; family orchard and vines.

$7,000—240 acres, close to town and railroad; 20 acres in fruit, 10 acres in vines, 50 acres hay or alfalfa land, 25 acres natural meadow, 10 head of stock; water for irrigation; good improvements.

$5,500—106 acres; best paying fruit ranch for the price in the state; average income over $3,000 per year; 20 acres Bartlett pears, 10 acres plums and peaches, 10 acres olives, 4 acres strawberries; good improvements, tools and some stock.

COUNTRY DEPARTMENT,
HOLCOMB REALTY COMPANY,
306 San Pablo Avenue, Oakland, Cal.

NO CROP, NO PAY.

You can buy our irrigated land in Merced county on a Crop Payment Plan. Make one payment in cash, then the balance of the purchase price from one-third the crop each year. In this way you pay exactly in proportion to the returns from the soil. We have confidence in the productivity of our land, else we could not make this proposition.

Sold in 10 and 20 acre tracts at $100 to $125 per acre, including water right. Write or call today for particulars.

CO-OPERATIVE LAND AND TRUST CO.,
595 Market st., San Francisco.
Open until 9 p. m. Mondays and Thursdays.

CHANCE OF A LIFETIME.

ONE TO FIVE ACRE HOME AT HAYWARD.

The crops and orchards will meet future payments; 2 steam and 1 electric line to the lands; only 58 minutes from San Francisco; land level, 20 feet deep; plenty of water 50 feet; berries pay $1,000 per acre; prices reasonable; 4 years in which to pay; don't miss this chance.

ROBINSON & GUNNING,
General Agents for Lands of Meek Estate, 533 Castro st., Hayward, Cal.

WILL you go and look at this land? 320 acres rich, level, agricultural land in northern California, on a railroad; water 8 to 15 ft.; suitable for alfalfa, apples, etc. I will put you in possession of this land for $400, and don't want one cent until you have seen the land and it is as represented. When will you go? Apply box 559, Call office.

WALNUT CREEK land set with 3 year old walnut trees will make a double investment, as the land will increase in value and the walnuts will double that value. Buy now before the railroad is completed. Send for map and our easy terms. R. N. BURGESS COMPANY, 907 First national bank bldg., San Francisco.

360 acre ranch house; barn and outhouses; 2 horses, harness, wagon, cart, all implements; 3 wells, 14 head cattle, 14 hogs, 75 turkeys, 50 chickens; family orchard; only $4,500; half cash, balance at 6 per cent; mortgage. R. ARMSTRONG, 138 Fair Oaks st., 4 to 8 p. m.

FRUIT and chicken ranches near Hayward at the lowest cash prices; I have some exceptionally good bargains just now.
P. E. BAIRD,
468 11th st., Oakland.

JOIN the Linn county orchard colony; buy a bond now and get in on the ground floor; each bond secured by an individual mortgage; every man can make money; write for booklet. Linn County Orchard Colony, Albany, Ore.

FOR rent—160 acres, pasture, 4 miles from Oakland P. O., $300 year; also 5 acres for chicken ranch, $60 a year. GILBERT WYMAN (owner), 28th av. and E. 16th st., Fruitvale, Phone Merritt 3842.

90 ACRES, Napa, fruit and timber; 9 room house and outbuildings; $7,500; will trade; Berkeley preferred. J. BURNS, 3200 School st., Fruitvale. Tel. Merritt 3098.

FOR the best list of country property, farms, fruit and poultry ranches, stock ranches, alfalfa and timber land send for new catalogue. ROTHERMEL & CO., 247 Russ bldg., S. F.

1,440 acres, Siskiyou county; rich volcanic ash; 6 to 10 ft. to water; good alfalfa, grain and fruit land, $30 per acre; on S. P. line. PAUL ROSSIER, 336 Pine st.

FRUIT, stock, poultry and alfalfa ranches, from $1,500; subdivisions and timber lands. CHAS. W. FISHER, 660 Market st.

5-10-20 acres irrigated fruit, garden and alfalfa land; $10 acre cash, balance 10 years if desired. PAUL ROSSIER, 336 Pine st.

COUNTRY REAL ESTATE
Continued

COUNTRY LAND.

We have for sale a splendid 16 acre apple orchard, full bearing, near Castroville; 1,600 boxes taken off last fall. This property belongs to a lady who is unable to live upon it, hence will sell at a sacrifice; $4,000 buys it. Terms can be made.

$200 an acre. We have two 10 acre tracts left of the beautiful orchard land at Livermore. We will sell this in tracts of 10 acres each at $2,000 for the 10 acres; 1-5 down, balance in 1, 2, 3 and 4 years; interest 6 per cent net. What better proposition do you want than this? Fruit trees are about 10 years old and bear profusely every year. Land is level as the floor. Splendid soil. Soft shell almonds, prunes and grapes.

WALNUT CREEK LAND.

We have a splendid ranch of 600 acres which we will sell in subdivisions on very easy terms, or exchange for Berkeley, Oakland or San Francisco property. We are willing to assume a mortgage on city business property and turn this property in clear. No better land exists. Sloping, as it does, along the base of the hills, it makes it an admirable location for grapes and fruit. Large crops of hay are produced annually.

W. J. MORTIMER & CO.,
Shattuck hotel, Berkeley, Cal.

IF you want any of the following good investments you must act quickly, as we only advertise after inspection and bargains proved.

300 acres in Contra Costa county; 2 miles from 2 stations, 1 hour from San Francisco; $65 per acre. For a dairy man, an ideal place.

2,300 acres, in Santa Barbara county. This is about the best equipped dairy in the state. This property also presents excellent indication for oil. Immense bodies of asphalt crop out in various parts of the ranch. The oil fields of the Santa Maria district show practically the same superficial formation.

270 acres in the Modesto district; 75 acres bottom land; all of it No. 1 alfalfa land; $100 per acre, including some stock and farming implements, house, barn, etc. This is a snap.

500 acres on the R. R., adjoining a very prosperous town in Monterey county; all under cultivation. About half of it would be splendid for alfalfa; $20,000.

1,500 acres of tule land; 25 miles from San Francisco. If improved, no better land could be found for asparagus, celery, etc.; $20 per acre.

B. SCHAPIRO & CO.,
320-322 Phelan bldg., San Francisco.

IRRIGATED LANDS.

CRESSEY COLONY COMPANY offers choice 20 and 40 acre irrigated farms, including perpetual water right, at $85 and $100 per acre.

The land is level, rich, sandy loam, suitable for all crops, especially alfalfa, sweet potatoes and fruits.

This section is admirably adapted to dairying.

We sell on the crop payment plan.

The land is at Cressey, Merced county, on the main line of the Santa Fe, half way between Turlock and Merced.

Excursions to the property can be arranged for.

For literature or full particulars, write or call.

CRESSEY COLONY COMPANY,
302 Monadnock building, San Francisco.

$25 cash for a 5 acre home, close to San Francisco, in Alameda county; some of the finest land in California for poultry, berries, vegetables, fruits, walnuts, almonds, etc.; beautiful, level acres; some land only 5 minutes to P. O., stores, theaters and all requirements of an up to date community; S. P. and W. P. railroads; 20 passenger trains daily; 25 freight trains; buy good land close to S. F., the best market on the coast, with good transportation facilities, and you are sure to make money; we have the best land, choicest, most beautiful location; abundance of water; lowest prices; easiest terms; $75 per acre up; 5 acres, $25 cash, balance small payments.
RICH VALLEY LAND CO., 180 Sutter st.

KREDO, THE LAND AGENT, 87 THIRD ST. PART OF THE MONEY ADVANCED.

$5,250—90 a.; Boulder Creek; 20 a. cleared, 5 bearing orchard, mostly N. T. P. apples, Bellefleurs, peaches, pears, plums, quinces, walnuts; 6 room plastered house; bath; cottage; barn; $3,200 cash; can subdivide. KREDO, 87 3d st.

A—$800; 5 a.; leasehold; equipped; 650 chickens, horse, buggy, wagon, tools; rent $8.50, with house, barn; Marin county. KREDO, 87 3d st.

$1,000—43 a.; 25 level, 10 a. cleared; near Santa Rosa; good for chicken farms. KREDO, 87 3d.

CALIFORNIA APPLE LANDS.

10 acre tracts of choice Mendocino county coast apple lands for only $60 per acre, with small payment down and $15 per month; no frost, no snow, no insect pests; cheapest transportation; roses all the year; excursions to the land every Wednesday; see or write us.
CALIFORNIA APPLE LAND COMPANY,
101 Telegraph av., Oakland, Cal.

100 ACRES level land near Stockton; water close; good stand alfalfa on next ranch; old house and barn; price $75 per acre; half cash. A.H.D.

1,000 acres highly improved island land; under lease, with improvements; price $100 per acre; good terms. A.H.D.

REALTY BONDS AND FINANCE COMPANY,
1172 Broadway,
Oakland.

BARGAIN in a Ranch—
Ranch of over 5,000 bearing fruit trees and more than 400 acres of land not planted; will grow all kinds of citrus fruits; buildings cost over $10,000; water supplied all over ranch; 3 living streams on property; level country road runs through ranch; all for less than one-half of what it cost in cash; death in family cause of sale; will pay to investigate.
P. B. MORRISSEY, 35 Montgomery st.

ORLAND irrigated land, under the United States government project, which will be declared open by next May. When Uncle Sam promises you water you are sure to get it. In tracts from 5 to 40 acres at reasonable prices and on easy terms. We have for sale several choice subdivisions.
STURM BROTHERS,
Room 291 Bacon bldg., Oakland, Cal.

A—SMALL FARMS—One hour ride from San Francisco; 2½ to 20 acres; the only level land near Hayward, on the So. Pac. and Western Pac. R. R. selling for the price and terms we are asking; best soil, best climate, best water; (35 of these farms sold in last 10 months). For full information write or call. BALDWIN REAL ESTATE CO., 223 Bacon bldg., 12th and Washington, Oakland, Cal.

APPLE ORCHARD BARGAIN.

35 acres, located in the famous Pajaro Valley; all in full bearing trees; ideal apple soil; last year's crop 30,000 boxes; nets $4,500 yearly; price $29,000. For full particulars, free booklet and list of orchard properties write FARM AND FOREST REALTY CO., WATSONVILLE, CAL.

RANCHES—Santa Clara valley, near Stanford university and Los Altos; choice hillsites, oaks; abundance well and running water; best bargains in the valley; values advancing; now is the time to buy.
FREDERIC HEBARD & CO.,
Mayfield, Cal.

OAKLAND REAL ESTATE

INCOME PROPERTY.

New building; on one of the principal cross streets, about 1,200 feet from the city hall; lot 55x103; building in first class condition, new; present income about $550 per month; can get bonded lease at $400 net if desired; can be handled for part cash at the extremely low price of $45,000; if you are in the market for an investment of high class property that will increase in value rapidly, do not fail to see this.
D. F. MINNEY, 422 11th st., Oakland,
Just East of Broadway.

FORECLOSURE SALE.

I have one of the finest and most up to date properties in Oakland; building completed about 6 months ago; on a corner, 2 blocks from business property and 5 blocks from 14th and Broadway; can lease the building at a very attractive rental if desired. The mortgage is being foreclosed and the party must sell at once. Property can be obtained at a very attractive figure.
D. F. MINNEY, 422 11th st., Oakland,
Just East of Broadway.

$5,500—A first class apartment house, paying $260 per month clear of expenses; particulars with the Alden company.

$850—5 room cottage and lot near East 14th st.; 5c fare to town.

$850—2 room house, 15x16 each room, with lot 50x140; a giveaway by the

ALDEN COMPANY,
1003½ Broadway, Oakland.

$200 cash, $20 monthly—Very fine 7 room house, bath; closets in every room; waxed floors; brick mantel. If you want a sleeping porch, look at this. Street has large palms and trees; fine homes. Only 2 blocks from Key Route and S. Pacific trains; electric cars run everywhere; beautiful home; lot 40 ft. front; the best that can be had for the money; price $2,900.

$50 cash, $7 monthly—Northeast business corner on main county road, between 2 car lines; 100x100; price $1,500. Call or send for circular, 458 9th st. near Broadway, Oakland. H. Z. JONES, owner.

HIGH CLASS INVESTMENT.

The finest apartment house site in Oakland, close to Key Route and S. P. and 5 blocks from 14th and Broadway, 50x200, facing in 2 streets; every apartment house in neighborhood, and there are several, is full of a high class of tenants; the before the fire price quoted is $3,000 below value and only owing to death in family is it offered for quick sale at $17,000. Address box 3301, Call office, Oakland.

OAKLAND REAL ESTATE
Continued

THE REALTY SYNDICATE, OAKLAND.
THE REALTY SYNDICATE, OAKLAND.
THE REALTY SYNDICATE, OAKLAND.
THE REALTY SYNDICATE, OAKLAND.

A SUPERB CORNER LOT, 100 feet, will be sold at $30 a foot, or subdivided to suit. If subdivided, $32.50 for corner and $27.50 inside. West and 44th sts.; one of the most attractively built up neighborhoods in Oakland; must be seen to be appreciated; will be worth $60 a foot in a short time. REALTY SYNDICATE, 1218 Broadway, Oakland.

A 40 FT. LOT IN ALTON PARK at opening sale price; in Emerald near Garnet. This is a snap; everything in neighborhood $200 higher; special price $1,400. REALTY SYNDICATE, 1218 Broadway, Oakland.

A 35 FT. LOT IN ALTON PARK, in Diamond near 42d; also offered at opening sale price. These 2 lots are real bargains, ripe for a quick turn; this one $1,225. REALTY SYNDICATE, 1218 Broadway, Oakland.

A BUSINESS LOT, 40th near Market, 40x100; worth $2,000; quick sale price $1,600; all street work done; a money maker; good apartment house site. REALTY SYNDICATE, 1218 Broadway, Oakland.

A LOT NEAR THE WATER FRONT, 28th and Union; fine warehouse site; 110:2x108; price $3,032, or will be subdivided at $32.50 for corner and $25 for inside; good investment; liable to be worth a fortune some day. REALTY SYNDICATE, 1218 Broadway, Oakland.

LOT NEAR A SCHOOL, in east side of Webster near 45th; one of the greatest bargains in Oakland; 34x100; special price $30 per foot. REALTY SYNDICATE, 1218 Broadway, Oakland.

A MAGNIFICENT LOT IN PIEDMONT, cor. Oakland and Carmel avs., 50x151; fine marine view; if interested in Piedmont, be sure to see this; $60 per ft. REALTY SYNDICATE, 1218 Broadway, Oakland.

JUST OFF SAN PABLO AV., in 38th, close to property held at $750 a front foot; coming business district; any frontage desired, $45 a front foot. REALTY SYNDICATE, 1218 Broadway, Oakland.

40TH NEAR GROVE, right at the Key Route station; train stops directly in front of this lot; 32x110; a fine business lot; will be worth $100 a foot shortly; special, $60 per ft. THE REALTY SYNDICATE, 1218 Broadway, Oakland.

$550 FOR A 40 FT. LOT IN BERKELEY—Street work done; a pick up; don't delay on this; $550. THE REALTY SYNDICATE, 1218 Broadway, Oakland.

A CORNER IN PIEDMONT, 50x105; street work all done; beautiful homesite; $35 per foot. REALTY SYNDICATE, 1218 Broadway, Oakland.

BEAUTIFUL LOT IN PIEDMONT, in Greenbank av., 50x170; notice the depth; one of the choicest of the few remaining Piedmont lots; will be worth $75 a foot some day; our price $32.50 a ft. THE REALTY SYNDICATE, 1218 Broadway, Oakland.

42D ST. JUST OFF GROVE—Great opportunity to build a row of cottages; any frontage desired at $30 per foot.

For any of the above lots see or write
THE REALTY SYNDICATE,
1218 Broadway, Oakland, Cal.

$500 CASH, PRICE $3,850.

Buys house that cost the owner $4,900 4 years ago, located in north central Oakland, close to Key Route; 6 large rooms besides a summer kitchen; 2 large reception halls; the finishing is grand; closets are all cedar wood; property in A1 condition; owner going east; house is insured for $4,000; bank mortgage for $2,700 at 6 per cent can remain; bal. cash or $500 cash with monthly payments; this property cheap at $5,000; a real snap. Call today or soon; don't write.

$2,000 CASH, BAL. MORTGAGE $4,000.

Buys 8 room, best house in fine street, 2 blocks from Piedmont av. Key Route depot, on good heights; built 6 years; large, bright, sunny rooms; a splendid home in fine climate and good neighborhood; property is free of any incumbrance; owner will vacate forthwith; cause of sale, house too large; lot 40x150; driveway, stable, flowers, shade trees, etc.

$250 CASH, PRICE $3,250.

Buys 7 room house near Key Route service; lot 45 by 125, in North Oakland. This property can be paid for at $25 monthly, to include 6 per cent interest.

$250 CASH, $30 MONTHLY.

Swell 5 room bungalow on good heights, 2½ blocks from Key Route; close to school, good stores; lot 35x100; price $3,300; monthly payments include the interest of 6 per cent.

$150 CASH, $20 MONTH.

Buys swell new 4 room modern cottage at Melrose, close to S. P. local ferry service.

$100, $150, $200, $250, $300.

Will buy through us a choice of 40 new cottages, bungalows and houses; balance of payments monthly from $16 up to $30, which payments include the interest; extra monthly payments may be made, and if so they are credited as payments made in advance; you can pay up partly and then give a mortgage for balance and stop monthly payments.

A SQUARE DEAL ALWAYS.

THE HOUSE SELLERS OF OAKLAND.

If tired of paying rent buy a monthly payment house through us.

Our services and automobiles to show property daily.

Call today, write or phone.

UNITED REALTY COMPANY,
1110 Clay st., bet. 12th and 13th, Oakland.
Phones—Oak 2625—Home A2842.

LAYMANCE REAL ESTATE CO.,
1214-1216 Broadway, Oakland.

$24,000—Improved holding; 100 feet frontage; modern buildings; pays 7½ per cent net; on one of Oakland's finest crosstown business streets, west of Broadway and so close in that land values will increase so fast that deterioration of buildings can not be considered.

$16,000—Clean cut modern brick and frame structure, containing 3 stores and flats above; on corner 50x100; well settled community; within walking distance to Broadway, on one of Oakland's main crosstown business streets; rents $155 month.

$6,000—Well appointed 7 room house on Telegraph av., just north of 25th st., with garage; ideal location for physician; ground value alone worth price asked.

$3,250—Pair modern 5 room flats, with gas and electricity and mantels, near 32d and Grove sts.; cost of buildings alone $3,500; pays 13 per cent from steady tenants; owner needs cash and must sacrifice.

$3,000—80 feet choice building land, 3 blocks from Key Route station; right in the heart of new projected transportation facilities running in four different directions. (255)

LAYMANCE REAL ESTATE CO.,
1214-1216 Broadway, Oakland.

TAYLOR BROS. & CO.,
1236 Broadway, Oakland, Cal.
Phones—Oakland 950, Home A-3950.

SWISS DESIGN.

$3,750—This is a beautiful home, situated in the lake district and surrounded by the finest kind of homes; the house is finished entirely in cement and is a beauty; terms.

LAKE SHORE PARK.

$15 per foot for this choice lot; just think of it! Close to lake, fine view, close to cars and proposed Key Route. This will easily bring $40 per foot very soon; property around lake not so nicely elevated sold for $50 per foot.

TAYLOR BROS. & CO.,
1236 Broadway, Oakland, Cal.

OPPORTUNITY possibly knocked at your door several times last year and you did not answer the call. We take it upon ourselves to try and start you off right this year. Take a stroll out Claremont way this afternoon; you will think some fellow had a full page "ad" in some live paper, but such is not the case. The outlook speaks for itself. Look at the improvements going on; think of what you could have done 6 months ago. You see now we have the Oakland-Antioch railroad coming right down Shafter av., which means business for us. If you are looking for investments, see us.
G. C. WRIGHT & CO.,
The Yellow Office,
241 Claremont,
Opposite Hudson st. Key Route station.

$2,100—A modern 6 room cottage; lot 30x90; street work done; 1½ blocks to car line; one-half cash. A SNAP.

$2,600—A modern 5 room cottage and basement; suitable for a store; fronts on 2 streets and car line; 30x168; easy payments.

$4,000—A pair of 6 room flats; lot 50x150; 50 feet from Grove st. and near 40th st. Key Route depot; $2,800 mortgage can stand.
HUGH M. CAMERON,
1058 Broadway, Oakland, Cal.

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