"Trifles Make Perfection, But Perfection Is No Trifle---USE CALL WANT ADS

CITY REAL ESTATE

C. H. UMBSEN & CO.,
Real Estate, Rent Collecting and Insurance,
20 Montgomery st.

RENTS $408 PER ANNUM.

$3,200—York st. near 24th; 2 flats of 5-4 rooms and bath, etc., each; lot 27x100 feet; price has been greatly reduced to make immediate sale.

RENTS $1,200 PER ANNUM.

$11,000—Only $4,000 cash required; bank mortgage of $7,000 at 5½ per cent can remain; 3 elegant flats of 6-6-5 rooms and bath each; lot 25x131:3 feet; Shrader st. near Waller.

STREET WORK DONE.

$1,000—Cheap building lot near 13th and Folsom sts.; a real bargain.

MARINE VIEW COTTAGE

$3,000—Near Golden Gate park, cozy cottage of 5 rooms and bath; lot 25x95; McAllister st.

RENTS $1,570 PER ANNUM.

$5,500—2 cozy, sunny flats of 6-5 rooms and bath each; De Long av.; fine location and neighborhood.

NEAR FAIRMONT HOTEL

$6,500—Price reduced; 40 foot lot, double frontage; bargain for 4 or 6 small flats.

PRICE GREATLY REDUCED.

$6,750—Near McAllister st. cars; Willard st.; 2 nearly new flats of 6-5 rooms and bath, etc., each; rents $630 per annum; lot 25x95 feet; easy terms.

RENTS $888 PER ANNUM.

$7,500—Bargain, 4 flats of 6-5-5-5 rooms and bath each; lot 32x114 feet, 25th st., near Mission st. cars; only $2,500 cash required; balance at 6 per cent.

RENTS $1,350 PER ANNUM.

$9,000—Near 15th and Market sts.; substantial flats and lot 40x115 feet; pays 11 per cent net; cheapest buy in San Francisco.

ASHBURY ST.

$10,500—Rents $1,170 per annum; 3 lower flats of 6 rooms and bath each; lot 25x98; near Haight st. cars.

RENTS $1,248 PER ANNUM.

$13,000—2 frontages, nr. Fillmore and Haight sts.; 4 flats and cottages and 3 lots.

RENTS $1,560 PER ANNUM.

$14,500—Price has been greatly reduced to make quick sale; 3 elegant flats of 9 rooms and bath each; Ellis st.; choice neighborhood.

HAIGHT ST. BUSINESS PROPERTY.

$20,000—Rents $1,584 per annum; 3 stores and cottage; lot 50x100 feet.

FINE BUSINESS CORNER.

$45,000—Several stores and flats; rented low at $3,270 per annum; lot 40x122:6; 2 prominent streets.

CHEAPEST BUSINESS CORNER IN CITY.

$60,000—Present rent $6,360; will soon be $7,200 per annum; 4 stores and 12 apartments; lot 90x63 feet; on one of the main business streets of the city.

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. 151 Sutter st.
Reliable Renters and Collectors.

$55,000—Business property, downtown, close in; leased for 5 years at $500 per month; cash security; fireproof.

$18,000—Fillmore st. corner, in good location.

NOW IS THE TIME TO INVEST IN REAL ESTATE

$28,500—Haight nr. Fillmore, stores and flats; rents $190 per month and room for more improvements; big lot.

$20,000—Hotel of 72 rooms, dining room and bar; rent $200 per month; near Valencia and 14th sts.

$15,500—Mason st. business property, near Jackson st., paying over $1,500 per year; the best inside investment offered.

$9,500—Business property on Sacramento st.; store and 2 flats, new; rented at $1,110 per annum; good investment; worth looking into.

$5,750—Residence, 1330 Masonic av. bet. Waller and Frederick; 9 rooms and bath; lot 24x150.

$8,500—Page nr. Fillmore; residence, 10 rooms; hardwood floors, electric lights, furnace, etc.; good mortgage can remain.

NOW IS THE OPPORTUNITY FOR BARGAINS

2 fine lots in Geary st., in best part of Richmond District; new electric line passes the lots; cheap.

$27,500—Golden Gate av. nr. Laguna, stores and houses; rent $220 per month; large lot; double frontage.

$6,500—Two modern flats, Ellis st. nr. Laguna; 6 and 7 rooms; rent $52.50; mortgage $3,500 can remain.

$6,200—Waller st. residence nr. Devisadero; choice neighborhood; 9 rooms and bath.

$5,250—Sacramento adjoining Fillmore; large building; big lot; cheap.

$3,000 each—Greenwich near Larkin; lots; marine view and overlooking world's fair site.

$3,000—Very cheap lot; Broderick nr. Ellis; 25x100; 2 fronts.

$1,500 and up—19th av. boulevard; lots cor. K, also cor. L; easy terms; going fast.

MADISON & BURKE.

LIPMAN & HIRSCHLER, 321 Bush st.
LIPMAN & HIRSCHLER, 321 Bush st.
Phone Douglas 3644.

SUNSET AND RICHMOND DISTRICTS

Special Bargains in Choice Building Lots.
$1,150—N st., near 9th av. and the new car line. Splendid houses in this block.
$1,350—M st., near 10th av. and the new car line. Street bituminized.
$1,350—17th av., near J st.
$1,650—16th av., near H st. and Golden Gate park.
$3,500—Northwest corner 8th av. and K st.; street bituminized; cement sidewalks.

HOUSES, FLATS AND COTTAGES
throughout Sunset and Richmond districts.
Everything we sell can be had
ON EASY TERMS.
Call on us before buying.
SUNSET OFFICE—Cor. H st. and 7th av.
Open daily, including Sunday.
BEACH OFFICE—Cor. Fulton st. and 49th av.
Open Sundays only.

LIPMAN & HIRSCHLER, 321 Bush st.
Phone Douglas 3644.

MISSION REAL ESTATE
LOTS
$1,250—San Miguel av., nr. Unadilla; lot 80x181. (a-2254)
$1,500—Louisburg st., nr. Unadilla; lot 88x105; will subdivide; terms. (a-2268)
COTTAGE
$2,250—Vienna st., nr. China av.; 1½ story cottage; 6 r. and b.; lot 25x100; nearly new; a bargain. (a-2286)
D. COFFIN & CO.,
2528 Mission st., near 21st.

BARGAIN for $4,650—2 flats, 4 and 5 rms., bath; high basement; in Dolores st.; 2 frontages; all street work done.
$1,000 cash, bal. terms—Store and 3 rms. in rear; flat 6 rms., bath, above; in Mission st.; price $4,750; will take lot or cottage as part payment.
L. DEPAOLI & CO., 3297 Mission st.

GOOD HOME AND INCOME.
$5,000—Two modern flats, lot 25x120, 4 and 5 rooms and bath, east exposure; street work done and good neighborhood. Mortgage to suit.
MEACHAM & SHERA, 1410 Haight.

CITY and country bargains and exchanges.
CHAS. W. FISHER, 609 Market st.

CITY REAL ESTATE
Continued

J. W. WRIGHT & CO., INC.

REAL ESTATE AND INSURANCE.

228 MONTGOMERY ST. (MILLS BLDG.).

RENTS COLLECTED AND OWNERS ABSOLUTELY GUARANTEED AGAINST LOSS FROM TENANTS. FULL CHARGE TAKEN OF PROPERTY.

MONEY LOANED ON REAL ESTATE.

WE ARE NOW LISTING PROPERTY FOR OUR NEXT AUCTION.

AN IDEAL SITE FOR HOME.
$15,000—An ideal site for home; lot 50x127, in the north line of Jackson st. near Spruce, overlooking Presidio grounds, with unsurpassed panoramic view of bay, islands and Golden gate, which can never be obstructed.

A BARGAIN.
$8,750—3 excellent flats of 5-6-6 rooms and bath each; rents $67.50 per month; north side street; mortgage $4,000 at 6 per cent per annum; very attractive exterior; positively the best buy in S. F.; down town.

SUNSET RESIDENCE.
$5,750—Close to 17th av. and Lincoln way; 7 room residence; mortgage $3,000 at 6 per cent; lot 25x120.

MARINE VIEW RESIDENCE.
$5,500—7 room residence; 40th av., Richmond District.

ASHBURY HEIGHTS RESIDENCE.
$5,500—Nice, artistic residence of 5 rooms and bath, in Ashbury Heights District; this is a bargain and must be sold at once; room for garage; any reasonable terms.

EASY TERMS.
$2,500—Easy terms; 4 room cottage; street macadamized; 4th av., Sunset.

SUNSET RESIDENCE.
$2,500—Close to 44th av. and J st.; 4 room cottage; owner anxious to sell; lot 25x120.

BRUCE AV.
$1,400—3 rooms and bath; in perfect condition; can be bought on very easy terms.

MISSION STORE AND FLATS.
$1,000 cash, balance $6,500 mortgage—Stores, flats and cottage; rents $65 per month; close to 18th and Castro; corner.

LOTS.

CLOSE TO ELLIS AND HYDE.
$8,000—Suitable for small apartment house; good investment; right down town.

CLOSE TO POWELL AND CLAY.
$3,250—Building lot, 25x137:6; suitable for apartments.

$2,000—SE. corner, 25x100 feet; good car service; a good buy.

BUILDING LOT.
$750—Street macadamized, sewer in, lot ready to build on; 36th av., Sunset.

SUNSET CORNER.
$600—Vicinity of 38th av. and W st.; best buy in the district; will double in value in next 2 years.

BUILDING LOT.
$450 cash, balance $10 per month; close to 29th av. and California st.; owner very anxious to sell.

TUNNEL LOT
$450 CASH—Lot in Sunset District, close to 26th av. and P; a pickup; this district will double in value upon completion of Twin Peaks tunnel; BUY NOW.

FOR A FEW DAYS ONLY.
$400 cash, balance $10 per month; marine view lot; excellent building site; 40th av., Richmond District, best part; SNAP.

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

WHY THEY SELL BEFORE COMPLETION.

IT'S THE HOUSE AND THE LOCATION.

They are not stiff, conventional houses, all in a row. Each is a distinct type. Each occupies a commanding site. The architectural style is suited to the location. Each enjoys a most wonderful view—Presidio, bay, ocean, mountain.

The fact that five of these eight residences have been sold before completion is significant. There are three yet unsold—a Spanish, a Moorish and a Pueblo mission style. These three are now nearing completion in West Clay park. They are models of artistic design and finish. Ten and 11 rooms, 3 baths; view room specially arranged. Finished throughout in selected hardwoods. See them. And favorable terms can be arranged if desired.

Do it today. Motor out Lake st., 15 minutes from your office, or take "Cliff" car on Sutter st.
LYON & HOAG,
636 Market st. or West Clay Park.

UNIQUE.

$17,000—Only $5,000 cash required. Do you fancy a residence that sets on the sheltered crest of a "height" and looks down on the rest of the city, the Golden Gate park, the ocean and the Golden Gate straits and outer bay? No, it is not far out; it's east of 1st av. Do you fancy a pretty home that has its approach through a garden court set with a lawn and flowers and electric fountain? The panorama that is framed by the view windows of the music room, living room and dining room is beyond your fancy.

It is a beautiful home, unique and lovely. A corner, 60x88 feet, in a choice district. A modern house of 9 rooms, 3 baths, furnace. Ruud hot water system; thoroughly modern.

This is for some one who loves the beautiful, who cares where he lives. And it's a good investment. Lot alone worth $9,000; house cost $12,000.

LYON & HOAG, 636 Market st.

BARGAINS IN LOTS.

$20,000—A magnificent marine view corner east of Hyde st.; 137:6x137:6; ready to build on; choice location.

$8,000—Clement st. business corner in a business center; 82:6 on Clement.

$8,500—Corner on O'Farrell st.; 50x87:6.

$6,000—Beautiful residence site in an exclusive residence frontage; lot 50x100; opposite homes costing $15,000 to $35,000; compare it with anything you have found elsewhere at $200 a foot.

$3,000—Close to Devisadero st., south of Sutter; lot 25x87:6.

$3,250—Lot 25x100; 2 frontages; on Broderick st. near Ellis.

LYON & HOAG, 636 Market st.

A BEAUTIFUL HOME—MARINE VIEW
JUST COMPLETED. TERMS TO SUIT.
The charm of distinct individuality is afforded by the frontage of 34 feet, with the adjoining home built in such a manner that the situation is equal to a northeast corner, while on the other side is the auto driveway. The elevation is a modern rendering in cement. On first floor is: An entrance loggia unusual for its wood cornice, quaintly designed windows, original lighting fixtures inlaid with the colors of the wall covering. The living room is unusually spacious, the walls are covered with Ettonbury silk made in England, the wood is treated with a secret process known in India which gives the satin luster of teak; the mantel with grouping of built-in benches and bookcases is striking. The dining room is a distinct departure in planning, as it is three steps above the living room; the walls are paneled, surmounted by a hand buffed frieze designed by Shand Kydd; the buffet is a feature. The vista of the winding stairway in arts and crafts design can be seen from any part of the main floor beyond massive columns and heavy spindles; hardwood floor and furnace throughout. On second floor are chambers and bath. The Marie Antoinette chamber and the Egyptian den deserve mention. Basement has laundry, servant's room, etc. Key at office, which is near above dwelling.
E. N. FRITZ, 191 Frederick st.
Open every day, including Sunday.

FOR SALE
MARINE VIEW LOT
Finest residence lot, with 120 feet frontage in Washington street, in the city.
Beautiful marine view. Finest apartment house site in the city.
Surrounded by magnificent homes.
Most desirable location in the city from every point of view for a home or apartment house site.
Call or address 391 to 395 Monadnock building, San Francisco.

WANTED to buy for cash, cheap lots in the Mission; lots that need filling in preferred. Address 722 Hearst bldg.

CLAY st., bet. Baker and Broderick—33 1-3x127:8¼; $2,500 cash, balance mortgage. Owner, 3043 Clay st.

$5,600 cash, balance $13.30 per mo.—New 4 r.; cars 1 block; 24 min. to 3d and Market. Write 1381 20th av.

$3,200—Swell building lot, 20th nr. Dolores, 25x114, opposite park. 2190 Mission st.

FOR sale cheap—4 rooms and 2 lots. See owner today. 98 Gate st.

CITY REAL ESTATE
Continued

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

FLATS AND INVESTMENTS.

$35,000—Fillmore st. corner; 3 stores and 28 rooms above; average rent $2,890 per annum; lot 50 feet front; in first class business block.

$12,500—California st., near Buchanan st., 8 and 9 rooms, artistic and modern. Will exchange for residence north of Clay, west of Fillmore st.

$11,000—Near Jackson and Webster sts., 2 modern flats of 8 and 9 rooms. Will exchange for residence.

$15,000 cash—Near Bush and Leavenworth sts.; new apartment building; every modern convenience; continuous heating service; no fuel or janitor annoyance; annual rents over $4,800; full price $30,000.

$7,500 cash—Rents $1,530 per annum; near Washington and Hyde sts.; 3 new flats 5 rooms and bath each; full price $12,500.

$6,000—Two new flats near 18th st.; 5 rooms and bath each; lot 25x100 feet; rents $60; will consider exchange for lot.

$4,500—Two flats, 4 and 5 rooms and bath each; near Lake st. and 11th av.

RESIDENCES.

$11,500—Baker st.; beautiful residence, 8 rooms and 2 baths; all large rooms; lot 30x105 feet; unobstructed marine view.

$6,150—Near Lake st. and 17th av.; shingled residence of 6 rooms and bath and sun porch; built 1 year ago; hardwood floors; large lot permitting open space both sides; owner leaving city; must be sold; terms.

$2,000 cash—Balance $50 per month; new 2 story and basement residence of 7 large, sunny rooms; beautiful reception hall; hardwood floors; elm panels; garage; full price reduced to $6,750 for immediate sale; near 5 car lines; best part of Richmond District; near 10th av.

$1,200 cash—Balance on bank mortgage, near 32d av. and California st.; cottage, 4 rooms; full price, $2,300; a sacrifice.

$1,000 cash—Balance $25 monthly, Vallejo st., near Hyde; 6 room residence; price reduced to $4,500 for quick sale.

$5,200—A sunny northeast corner near Ashbury st., lot 50x100 feet, all street work done; positively the biggest bargain in this district. Fine unobstructed marine and panoramic view.

LOTS.

$2,250—Two fine new building lots near 21st av. and California st.; street work done; sidewalk in; bank mortgage $900 on each lot can remain.

$1,500—Near Sutro Heights; fine marine view, sunny; key lot, 25x120 feet; street work done. Make offer.

$800 cash—Balance on bank mortgage; Cole st.; lot 25x97 feet; cheapest lot in this district; full price only $1,650.

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

BIG ADVANCE
BEFORE OPENING OF FAIR
$15,000—In vicinity of Vallejo st. and Van Ness av.; splendid house and lot; land alone worth more than price asked; substantial building containing 12 large sunny rooms with finished basement; rooms and bath for help; lot 50x137:6; also large garage with rooms and bath for help. Permit from office necessary to inspect. Rented for $100 per month.
OWNER WILL TRADE
BIG BARGAIN IN CORNER FLATS
$12,500—6 modern flats of 4 rooms and bath each on a corner lot one block from Golden Gate park; the rents are $93, which are very low; the property cost $14,350; owner will consider an offer; must sell; will trade for improved or unimproved property; mortgage of $6,000 can remain. Look it up.
BEAUTIFUL MARINE RESIDENCE
ASHBURY HEIGHTS
$8,500—Brand new modern house of 7 rooms; also sun porch; brick and plastered exterior; magnificent view may be had from this place; hardwood floors; heated with hot water; large concrete garage; $3,000 cash, balance easy terms.
BARGAIN CORNER—CLOSE IN
$8,500—Substantial 2 story building containing store with 4 rooms in rear; store leased for 5 years at $40 per month; 2 flats of 4 rooms and bath, each rented for $20; total rents $80. Large lot, 29x104, irregular.
HAVE YOU SOMETHING TO TRADE?
HANDSOME COLONIAL RESIDENCE
$7,500—Liberty st. overlooking Mission park; 8 large rooms; tiled bathroom; hot air furnace; all conveniences; splendid neighborhood; center Mission warm belt; owner nonresident and will sell on very easy terms, or will trade; $1,500 cash, $50 monthly.
NEAR SUTTER AND STEINER
$1,000 CASH
$6,000—A downtown home; substantial house in first class condition; 8 rooms and bath. Here is a chance to get a place downtown on easy terms. Lot 25x87:6.
NO FAIR OFFER REFUSED
MAKE ONE FOR THIS
$3,600—3 lots, each 25 feet front, with 3 flats on one of the lots; 3, 4 and 5 rooms each and 2 baths; new building; will increase rapidly in value. See this at once. It is surely a good investment. Mortgage can remain.
LYON & HOAG, - - - - 636 Market st.

TUCKER, LYNCH & COLDWELL, INC.,
REAL ESTATE, RENTING, INSURANCE
PHONE KEARNY 610.
235 MONTGOMERY ST.
114 RUSS ARCADE.
TWO BUSINESS SPECIALS
$15,000—Large corner, vicinity Haight st. business district; 37:6x87:6; modern 3 story building; $3,500 invested will produce high class business property of 5 stores; apartments above rented for $300 per month; $7,000 can remain; will pay nearly 25 per cent net on investment; grand opportunity. See plans at office.
$12,000—Rents $1,320; heart of Clement st. business district; store, flat and cottage and all rented; fine speculation, as Clement st. is booming.

$6,500—Lot on 5th st., 34:6x137:6; cheapest lot in this vicinity.
$12,500—Mason st. corner on car line; $9,000 mortgage can remain; fronting on three streets; 62:6x57:6; fine for stores and flats.

EXTRAORDINARY BARGAINS—RICHMOND AND SUNSET LOTS
EASY TERMS—$50 DOWN, $10 PER MONTH
SPECULATORS INVESTIGATE
EACH LOT MAGNIFICENTLY SITUATED
NEAR CAR LINE
$1,900—22d av. near A st.; bitumen street, curb, sewer and gas in.
$1,600—Corner 31st av. and Judah st.; 32:6x100.
$1,100—21st av. near Judah st.
$900—33d av. near Ulloa; on car line.
$850—Lots on Judah near 31st av.
$650—26th av. and Ramona st.; block from cars.

NEW COTTAGES

4-5-6 rooms and bath each, up to date in every respect, for sale on the easiest of terms; first payment down from $300 to $500; lots 25x114 ft.; prices $3,000 to $4,500 each. Owner on premises today from 1 to 5 o'clock p. m., 4168 23d st., bet. Castro and Diamond. Houses open for inspection.

A— WESTERN ADDITION RESIDENCE
Choice location; house 11 rooms; all modern conveniences; lot 42:6x137:6; driveway, garage, fine lawn; just the place for a physician; a snap for quick sale.
D. E. BESECKER, 529 Pacific bldg.

DOUBLE YOUR MONEY.
$100 cash for deed to my lot, 25x125; price cut to $950; balance $10 monthly; street work and everything in. Look at this Sunday. Car 26 to owner's house, 275 Santa Rosa av. Only 30 minutes from 8d and Market sts.

CITY REAL ESTATE
Continued

BALDWIN & HOWELL, 318-324 Kearny st.
BALDWIN & HOWELL, 318-324 Kearny st.

PRESIDIO TERRACE.
75 FOOT LOT—Very reasonable price of only $15,000; surrounded by beautiful homes; automobile rear entrance. Such a lot outside in a like district would be held at $25,000. Don't let this opportunity get by you. (1608)

GEARY STREET CARS—Here is a big 54 foot lot with all street and sidewalk work done, on sunny side of Geary st., worth at least $5,000, but we can sell it for a few days longer for $4,250! Get busy at once! (1890)

A BARGAIN—Yes, a bargain at $7,500, and here you can buy it for $6,500! It is actually worth $9,000; a fine 7 room double bay windowed house with a 50 foot lot! All street and sidewalk work done. California st., Richmond Dist. (1650)

SAND LOTS—The only remaining unimproved district in San Francisco open for the small investor; put your savings out there; you can not lose; lots from $500 upward; easy terms if desired. Twin Peaks tunnel will revolutionize San Francisco. Look ahead.

RESIDENCES
$6,000—Reduced from $7,000; owner anxious to sell; house of 9 rooms and bath, furnace; sunny side Clay, not far from Buchanan; 27 foot lot. (710)

$8,750—Nice marine view home at Green and Fillmore sts.; mortgage of $2,500 can remain; 10 rooms, etc., well appointed. (1801)

GREEN ST. FLATS—Paying better than 1 per cent a month; rents $900 a year, and price only $7,200! Lot nearly 32 feet; 6 rooms and bath each, and garage; marine view. (489)

HALF BLOCK—200x300, at Bay View, $8,500. (1894)

YOUR LAST CHANCE—To purchase this fine, big holding in Richmond District, a subdivision property on Fulton st., facing park; easily $10,000. Profit here. Ask about it.

PRESIDIO HEIGHTS BUILDING LOTS.
ONE-THIRD CASH—Look at this! Sacramento st., Arguello boulevard (1st av.), California st.; from $3,750 up; only one-third cash, balance at 6 per cent; everything done; only one lot left on Arguello boulevard. Go to our office on property in California st., near Arguello boulevard. Salesman there on Sundays.

FINE HOME, $5,750.
PAGE STREET—6 rooms and bath, electricity, hardwood floors; front and rear garden. (1144)

Get our real estate list of property for sale.

BALDWIN & HOWELL, 318-324 Kearny st.

OSCAR HEYMAN & BROTHER,
113 Montgomery st.

GARDEN TERRACE
GARDEN TERRACE

A garden spot in the Heart of the Mission.

Do you want to own a garden home? Take a Mission st. car to Sickles av. and you are at the property. It's right on the car line. The streets are being bituminized; sewer, gas and water pipes and cement sidewalks are being laid. Be one of the first purchasers before the rise in prices. Low prices and easy terms. Agent on the grounds.

NEW BLOCK NEW BLOCK
GEARY STREET, between 6th and 7th avs.; will be transfer corner; reached by three car lines.

GOLDEN GATE PARK
SPRECKELS LAKE
STADIUM
$10 monthly—Choice lots in restricted blocks overlooking Spreckels lake and commanding beautiful view of the park and ocean. Take McAllister cars to branch office at 35th av. and Fulton st.

SNAP SNAP
$1,500—4 room cottage on lot 37:6x120 feet in the Richmond District; big bargain; street work done. Call today at branch office, 35th av. and Fulton st.

SUNSET DISTRICT
Choice lots in all parts of this district from $400 up. We have choice Ocean boulevard lots for sale on easy terms.

$50 MONTHLY
New 7 room and bath dwelling, having all the modern improvements, hardwood floors, etc.; only one-half block from the cars and park. Take Ocean Beach Ellis st. car to 23d av. Branch office at 23d av. and Lincoln way.

COTTAGES
New 4, 5 and 6 room and bath cottages for sale on easy terms in the Mission, Richmond, Sunset and Potrero districts. Call for lists.

$350 BUILDING LOTS $350
$10 monthly—Take San Bruno av. cars in Bryant st. to 2574 San Bruno av.; resident agent.

MISSION BUILDING LOTS
$350—Only one block from Mission and Guerrero sts. car lines; exceptional values. Resident agent, 3069 San Jose av. Take San Jose av. cars or Mission st. car to Liebig st.

OSCAR HEYMAN & BROTHER,
113 Montgomery st.

NEW cottage, 4 rooms and bath; lot 25x100; sewer, gas and water in. 1523 16th av. South near Railroad av. Owner on premises all day Sunday; terms $300 cash and balance as rent.

OSCAR HEYMAN & BROTHER,
113 Montgomery st.

New 6 room and bath cottages on Mississippi st., near 20th st.; new building; large frontages of 31 feet; easy terms.

OSCAR HEYMAN & BROTHER,
113 Montgomery st.

COZY LITTLE BUNGALOW.
5 rooms and bath, large veranda, just completed. Will take $750 cash and balance monthly; interest 6 per cent; located on corner of San Juan and Delano avs., in restricted district; street work done; 20 minutes from business section. Take car 26 on Mission or Guerrero sts., direct. Only 1 block from car. J. H. PETERSON, owner, on premises. No agents.

$3,000—2 flats, 4-6 rooms, bath; street graded, sewered; 1 block of Mission st. cars; flats in A1 condition; cost $4,250; sacrifice; part cash, balance easy payments.
$2,000—5 room cottage; corner lot, 25x70; one block of Mission st. cars; $300 down, balance $20 per month.
AHERN & DONOHOE, 1166 Valencia st.

NEW COTTAGE, 4 rooms and bath, on one floor; fine basement; lot 25x115. 506 Diamond st. nr. 22d. Owner on premises today from 1 to 5 p. m.

BARGAIN, $2,500—Cottage of 6 rooms and bath, just completed, in Anderson st., 1½ blocks to Cortland av; school; sewer, water and gas in; snap; will arrange terms. Apply to owner at 255 Moultrie st. near Cortland av.

CHEAP for cash—Owner going east; must sacrifice; two lots, 50x100, all fenced; 5 room house; bath and toilet; chicken houses, rabbit pens and squab corrals; in Daly City; $1,500. Box 4459, Call office, Oakland.

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.

$6,500—Modern 2 story house, 8 rooms and bath; lot 25x120; Haight st. near Devisadero; large mortgage can remain. ROTHERMEL & CO., 247 Russ building.

BARGAIN—House of 6 bright rooms; lot 25x114. Apply 3733 21st st. bet. Sanches and Noe.

If you want money

CALL WANT ADS.

$ can help you get it—they know where to find "backers"—they will help you sell collateral—

$ sell a leasehold, sell a business, sell funiture, fixtures, clothing or secure a loan, or help you find a situation.

CITY REAL ESTATE
Continued

G. H. UMBSEN & CO.
AUCTION.
AUCTION.
AUCTION.
AUCTION.
AUCTION.
By order of referees and executors, we will offer, at our salesroom, MONDAY, June 10, 1912, at 12 o'clock noon:
BY ORDER OF EXECUTOR.

GRAND MARINE VIEWS,
PACIFIC HEIGHTS.

No. 2133 Broadway, between Buchanan and Webster sts.—An elegant residence, pretty grounds; rent $100 per month under lease; tenant pays water bill $100, toward the taxes $342; very choice neighborhood; lot 68:9x137:6.

BY ORDER OF EXECUTOR.

3 SUBSTANTIAL FLATS.

Nos. 2219-19A-19B Sutter st. between Pierce and Scott—Flats renting for $75 per month; lot 27:6x137:6.

BY ORDER OF ADMINISTRATOR.

ESTATE OF CATHERINE WHITE (Deceased).

No. 2632 Lombard st. between Broderick and Baker—Cottage and lot 25x137:6.

BY ORDER OF EXECUTRIX.

BUSINESS PROPERTY.

No. 1211 Scott st. between Eddy and Ellis—Store and 2 flats, rents $55 per month; lot 22:11x114:2 feet.

BY ORDER OF EXECUTOR.

Lot 25x120 feet, east line of 12th av. between Geary and Clement sts., 250 feet south of Clement.

BY ORDER OF
G. H. UMBSEN, REFEREE.

1452 San Bruno av., west line, between 25th and 26th sts.—2 story house, and lot 22:8x96:1¾, irregular.

A LOVELY HOME.

830 Clayton st., east line, nearly opposite Carl st.—2 story and basement house of 7 rooms and bath, etc.; pretty grounds; very nice neighborhood; near Golden Gate park; lot 26x101:3.

MARINE VIEW RESIDENCE.
PACIFIC HEIGHTS.

2008 Vallejo st., between Laguna and Buchanan sts.—Nice 2 story and basement residence of 9 rooms, bath, laundry, etc.; mortgage $5,000 German bank can remain; sunny side of street; large garden; lot 28:9x120.

COZY WESTERN ADDITION HOME.

3016 Pine st., north line, between Lyon st. and Presidio av.—Cottage of 6 rooms and bath, etc.; driveway and stable; large lot, per diagram.

VERY COZY RICHMOND COTTAGE.
NEAR SUTTER ST. CARS.

154 5th av., east line, between California and Lake sts.—Very pretty home of 6 rooms, bath, laundry, etc.; lawn and garden; must be seen to be appreciated; lot 25x120.

CHOICE BUILDING LOT.

North line of Duboce av. between Valencia and West Mission sts.—Lot 25:7¾x97 feet, irregular, per diagram.

For catalogue and further particulars, apply to
G. H. UMBSEN & CO.,
20 Montgomery st.,
AUCTIONEERS.

THOMAS H. DEMPSEY & CO.

SUNSET DISTRICT—LOTS A SPECIALTY

WE BUY. WE SELL.

$675—28th av., at J st., 25x120.
$775—27th av., at J st., 25x120.
$650—27th av., at K st., 1, 2 or 3 lots, 25x120 each; improvements are up to these lots now; chance to make big profits here.
$825—33d av., at I st., 25x120; adjoins choice improved tract at stadium.
$825—37th av., near STADIUM; 50x120; great bargain; value $1,200.
$850—40th av., at I st., all graded, ready to build on; 2 lots, 25x120 each; terms.
$950—At 48th av.; choice lot, ALL IMPROVED ready to build on; street work, etc., all done; 25x100; worth $1,250.
$975—PARKSIDE, on T st., near 22d av., opposite public square; all impts.; 25x100.
$1,750—SLOAT BOULEVARD LOT; MUST BE SOLD; 25x123:11; also CORNER LOT adjoining. You can buy either lot on payment of one-third cash, balance monthly. MAKE OFFER.
$3,700—IMPROVED CORNER OF 4 FINE LOTS near GOLDEN GATE PARK; street work and cement sidewalks done; 41st av. and Judah (J) st.

BETTER THAN A SAVINGS BANK—LOTS ON EASY TERMS.
$50 CASH—$10 PER MONTH—$400 EACH.
FINE LOTS—WELL SITUATED—NR. PARK.
Send for particulars. No taxes.

THOMAS H. DEMPSEY & SON,
45 Kearny st., room 206.

VON RHEIN REAL ESTATE CO.
141 Sutter st.
Real Estate, Renting, Insurance
Established in 1860

UNION ST. BARGAINS
We have several pieces of business property in the vicinity of Union and Fillmore sts.; prices right. Particulars at office.

SOUTH OF MARKET FLATS
$7,750—Lot 25x100; 3 flats of 6 rooms and bath each; modern; rented low at $67 per month; vicinity of 10th and Bryant sts.

SUNSET CORNER—NINTH AV.
$4,250—57:6x100; beautiful lot; ready to build on; CAR LINE. A pickup.

WESTERN ADDITION FLATS
$6,750—Lot 25x132:6; 2 flats of 5 and 6 rooms; rented very low at $630 per annum; large mortgage can remain; vicinity of Sacramento and Cherry sts.

WESTERN ADDITION RESIDENCE
$9,000—Lot 27x100; 9 rooms and 2 baths; gas and electric lights; high basement; furnace; vicinity of Jackson and Baker sts.
A BARGAIN.

A PICKUP
$12,500—Lot 48x137:6; 2 flats of 5-6 rooms and bath and residence of 7 rooms and bath; all modern; vicinity of Oak and Lyon sts. Must be sold.

PUBLIC ADMINISTRATOR'S SALE
Sale of the property of Catherine White, deceased. 2632 Lombard street, San Francisco, will come up for confirmation in Judge Graham's court, 1231 Market street, on Tuesday, June 11, 1912, at 10 a. m. The bid can be raised at that time by any interested party.
For further information apply to M. J. Hynes, public administrator, 858 Phelan building.

SUNSET DISTRICT—SNAP; 1, 2 or 3 fine lots in 27th av. at K street, 25x120 each; only $650 each; directly adjoining fine improved section, where lots within 1 block are selling for $1,450 each. BEFORE YOU BUY, COME IN AND SEE US, COMPARE VALUES; BIG PROFIT ON THESE LOTS GUARANTEED. THOMAS H. DEMPSEY & SON, 45 Kearny st., room 206.

$50 Down.
Prices $2,100 to $2,500.
Payments $15 to $25 month; new, modern 4 room cottages, half block from car line; gas and all conveniences; take car No. 26 on Guerrero st. to Lakeview av. D. HOULE CO., 660 Market st., room 218.

FOR SALE—Three more beautiful homes nearing completion; Rhode Island bet. Mariposa and 18th; easy terms; open for inspection May 19, afternoons. Phone MR. REINHART, Market 1057, or residence phone Market 4181.

RICHMOND HEIGHTS—$6,800; 558 11TH AV. BETWEEN A AND B STS.—6 ROOMS AND BATH; WITHIN 2 BLOCKS OF 3 CAR LINES; HOUSE 1 YEAR OLD; OWNER MUST SELL. CALL ON PREMISES OR TELEPHONE PACIFIC 3058.

FOUR blocks of modern and up to date restricted 4-5-6-7 and 8 room dwellings, $4,000 to $6,500 each; reasonable terms given. See owner and builder, P. NELSON, on premises, 16th and 17th avs., Clement and Geary sts.

$3,200—New, modern cottage, 6 rms., bath, gas; streetwork done; must be sold this week; 222 Randall st.; will arrange terms or take lot as payment. See this at once. TAMONY & CO., 2 29th st.

BARGAIN—LOT IN SUNSET DISTRICT on EASY terms; 25x120; at 5th av. and adjoining Parkside; $425; $100 cash, balance small monthly payments. THOMAS H. DEMPSEY & SON, 45 Kearny st., room 206.

6 ROOM house, 5th av., Richmond district, $5,400. See this. Box 3702, Call office.

CITY REAL ESTATE
Continued

T. J. NEILAN & CO., INC.
Loans made on first and second mortgages; leasing, renting, rents collected, appraisements made; full charge taken; property for sale or to lease listed with us does not remain inactive.
316 BUSH ST.
Phones—Kearny 3514, Home C-1851.

INVESTMENTS
We have some exceptional holdings for sale that offer a large return on the amount invested. They are new, modern buildings and should be very attractive to an investor. As a special we have to offer a lot within one-half block of 6th and Market sts., which, when improved, will pay 20 per cent net on the $12,000 cash which is necessary to swing it. We have deposits from tenants for the entire building. When built it would be a first class downtown business holding.

RESIDENCE LOT—SPECIAL
Green st., west of Jones; 45x120, through to rear street; unexcelled marine view; $13,500.

We are just opening up a block at 22d and Vermont sts.; sewer and street work now being done; all lots 25x100; prices from $250 to $1,800; easy terms if desired; close to car lines and a fine site for a cheap home; lots sure to increase in value.

LOTS
North of Post st. near Larkin; 68:9x120, to rear street; price $25,000; bank mortgage $20,000; just the site that automobile firms will need when they are forced to move from the civic center.

Folsom st. bet. 1st and 2d; 25x165, through to Clementina st.; this is a bargain; price only upon personal application to office; we are authorities in this district and know this is good.

Howard st. near 8th; 25x90; price $4,750; this is a very cheap buy.

COTTAGE FOR SALE
Modern 5 room cottage, just finished; price $2,450; $500 down and the balance like rent; snap; take Mission st. car, route 26, get off at Goethe st. Inquire at 3167 San Jose av.

LOT TO LEASE
Lot 28x80; near 4th and Harrison sts.; rent $15 per month for 5 years; will give option to purchase during lease for $2,000.

LOFTS TO LEASE
We are making a specialty of lofts. Just phone and ask for Mr. Garren, who has charge of this department, and he will call and submit some of the best left propositions you ever had presented. OR LIST YOUR VACANT LOFTS WITH US.

If you are in the market to lease a hotel or apartment house, we have some very desirable locations to offer at attractive rentals. We also have 2 furnished apartment houses and 1 furnished hotel for sale. All are now running and can show a good profit.

T. J. NEILAN, CO., INC.,
316 Bush st.

$10,500—Modern 6 flats, 4 rooms and bath; rent low, list always for $95 per month; half cash if wanted, balance to su