"Success Is 5 Per Cent Inspiration and 95 Per Cent Perspiration"

—THOMAS A. EDISON

CITY REAL ESTATE
Continued

J. W. WRIGHT & CO.,

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.

DOWNTOWN CORNER.
$12,500—Magnificent NW. cor., 59:6 ft. front; in the vicinity of Powell and Jackson; excellent site for small apartment flats; has large, southern exposure.

RICHMOND BUS. CORNER.
$12,500—Store and 4 living rms. in rear and 2 flats above; near 2d av. and Geary; the building is unusually well constructed.

SPECULATORS, ATTENTION!
$12,000—Lot 40x137:6; near Pine and Jones sts.; positively the cheapest to be had in dist.

$7,500 CASH.
Rents $2,200 yearly; apartments of 4 rms. and bath; all modern (up to the minute) conveniences; steam heat, hardwood floors, 2 disappearing beds in each apartment; large, light dressing room with builtin dresser and many little conveniences too numerous to mention; close to Polk st.; $7,000 balance can remain.

CHINATOWN INVESTMENT.
$11,500—Close to Powell and Clay; 3 story brick bldg., containing 26 rms.; lot 40x58:9; rents $135 per mo.

PRESIDIO HEIGHTS.
$9,000—Old residence, situated on one of the most desirable streets in this district of fine homes; 33:4 ft. front; a splendid site for an elegant home.

IDEAL SITE FOR HOME.
$8,000—Elegant lot, 40 ft. front, surrounded by beautiful homes; level and ready to build on; lot across the street sold for $225 per front foot; close to Jackson and Cherry.

OWNER ANXIOUS TO SELL.
$7,500—Substantial 9 room res., situated on a sunny corner close to Devisadero and Pine.

WHAT WILL YOU OFFER FOR THIS?
$7,200—Two large flats of 7 and 8 rms. and ba. ea.; leased to one party for $62.50 per mo.; lot 27:6x137:6; Bush st.

CORNER ON LINCOLN WAY.
$7,000—45 feet front; a beautiful site for an apartment house; close in.

$2,700 cash—5 room residence in 8th av., Richmond Dist.; very artistic; mtg. of $2,500 can remain; full purchase price $5,200.

TERMS! SUNSET BUSINESS HOLDING. TERMS!
$1,000—Bal. $30 per mo. and int.; store and 6 rm. dwelling; lot 25x120; this is located on the best business street in Sunset; full purchase price $5,250.

RICHMOND RESIDENCE BARGAIN.
$5,500—Substantial 5 rm. cottage in the vicinity of 8th av. and Lake st.; lot 25x120. This is a bargain!

PARNASSUS AV.
$5,000—Two 4 rm. flats; lot 38 ft. front; magnificent marine view. A snap!

CORNER.
$4,500—Near 22d av. and Geary st.; all street work complete; close in; this is worth investigating.

SUNSET RESIDENCE. BARGAIN!
$4,100—Close to 18th av. and Lincoln way; 7 rm. res.; just around the cor. from Golden Gate park; lot 25x120.

MISSION STYLE RESIDENCE.
$4,000 cash, balance to suit; elegant 8 rm. residence, very artistic, surrounded by beautiful homes; Ashbury Heights.

BARGAIN! BARGAIN! BARGAIN!
$3,350—Right in the heart of the new Hayes st. business district; unexcelled facilities for light; lot 25x137:6.

MISSION BUSINESS.
$3,000—Store and 2 flats of 4 and 5 rms. ea.; close to 28th and Sanchez; lot 25x120.

RICHMOND COTTAGE. TERMS!
$1,000 cash, balance $20 per mo. and int.; 5 rm. cottage; lot 25x120; full purchase price $2,900; in the vicinity of 30th av. and Clement.

BARGAIN! SUNSET BARGAIN!
$2,750—Five room cottage near 11th av. and J st.; this is a positive bargain; built about 3 years; in perfect condition.

DOWNTOWN LOT.
$2,600—Unobstructed marine view; lot 25x75; vicinity Leavenworth and Union sts.; bank mortgage of $1,750 can remain.

$2,175—Close to Pacific and Leavenworth; 23x60; right in the heart of the city.

SUNSET LOTS.
$900—In the vicinity of 44th av. and L st.; 50x100 ft.; BARGAIN.

TO LEASE.
Right at the entrance to fair grounds; terms of lease, etc., reasonable; cars will stop right in front of property; rooms and stores. Investigate this at once!

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

GET ready for high rents in 1915—$100 cash and $20 per month buys a 4 room cottage and bath. Price $1,900.
$250 cash and $25 per month buys a new modern 4 room and bath cottage. Price $2,250.
$250 cash and $25 per month buys a new and modern 5 room and bath cottage. Price $2,850.
$2,200; bargain; 5 room and bath cottage on a bituminized street, 200 feet from Mission st. See this. $500 cash and $25 per month buys a swell bungalow of 4 rooms and bath; new and modern in every respect. Don't fail to see this before you buy. Price $2,700.
Call at branch office of W. F. ALTVATER & CO., 4829 Mission st., opp Onondago av., bet. 1 and 5 p. m.

NEW, substantial house; $750 cash; price $5,250; lot 25x127; east side of street; basement for auto, 6 rooms, coal grate, electric lights and sun porch; block to cars and park.
MEACHAM & SHERA, 1410 Haight st.

$50 down, $15 month; price $2,100—New, modern 4 room cottage, half block from car line; gas and all conveniences; owl car; 35 minutes from 3d and Market sts. D. HOULE & CO., owners, 660 Market st., room 218.

SPECULATORS, TAKE NOTICE—Owner will sell 2 best Parkside lots, marine view, on car line, for half their value; cash; no agent's commissions. J. H. MERRILL, 135 Kearny st.; phone Douglas 2015.

$1,350—Lot, 25x100; bituminized street; inside 23d av. D. H. THANEL, 546 Clement st.

FOR sale—A beautiful new 8 room residence, 115 12th av. near Lake st.; handsomely finished in hardwood; open fireplaces, high basement, garage.

COUNTRY REAL ESTATE

TREBLE YOUR MONEY IN THREE YEARS. Buy one of these rich, level, vegetable farms we are selling within a mile of Fairfield, Solano county; rich, level, sandy loam soil, with lots of sediment in it; fine for alfalfa, fruits, nuts, vegetables, berries—anything. Only 2 hours' ride from San Fran., $2 round trip; R. R. station ON THE LAND; within walking distance of high school, stores, etc. VALLEJO NORTHERN ELECTRIC R. R. NOW BUILDING THROUGH THE LAND. Values will TREBLE IN THREE YEARS. We are selling these farms for $450 each to $750 each, AND ON NEVER-MISS-IT TERMS, TOO. Send for FREE BOOKLET OF THE GREATEST OPPORTUNITY IN CALIFORNIA.
LOCKE PADDON CO., 35 Montgomery st., S. F.

20 and 40 acre farms, 60 miles from S. F.; rich, level, choice alfalfa, walnut, fruit, grain and dairy land; on main line S. P. R. R., also on line of Vallejo and Northern electric, now building; this is an opportunity such as never before offered; $100 per acre while they last; easy terms.
D. E. BESECKER, 529 Pacific bldg., S. F.

KERMAN.
CHOICE IRRIGATED LAND.
We have just opened up a new section of excellent farm land at Kerman, suitable for alfalfa, fruits of all kinds, oranges, figs, grapes, nuts, dairying, poultry, etc.; the soil is a deep, rich, sandy loam; perfect system of irrigation and drainage; we are selling this land to settlers on exceptional terms, a very small amount of cash down and no more to pay for 4 years. We invite investigation. Send for free booklet.
Department C.
FRESNO IRRIGATED FARMS CO.,
506-07-09 Kohl bldg., San Francisco.
Oakland Branch Office:
1422-24 Broadway.

CAN you beat it? Lot 25x75, with unobstructed view of Monterey bay, in beautiful Del Monte Heights, for $15; electric trolley line and water system already installed. Write for illustrated booklet and let us tell you the reason we are selling these lots so cheap; terms if you want them. GEO. W. PHELPS CO., 541 Monadnock bldg., San Francisco.

COUNTRY REAL ESTATE
Continued

COME and join our successful Lodi colony; houses are being erected, orchards are being planted, cozy little homes are being fitted up; everywhere in the colony improvements are being made; we are making beautiful roads and planting out shade trees; we have a school now, also telephones. R. F. delivery; only 2 miles to town and R. R.; new electric line planned to run through colony; come and settle among the beautiful orchards; buy one or more of these ideal 5 acre farms we are selling ON NEVER-MISS-IT TERMS: 5 acres only $450; FREE BOOKLET ON REQUEST. LOCKE-PADDON CO., 35 Montgomery st., S. F.

WALNUT CREEK 5 ACRE FARMS
ON 10 YEAR PAYMENTS.
Level, deep soil; plenty water; selling fast at $1,750; 6 per cent; 3 miles from town; 1 mile to new electric line.
50 other pieces, some improved, from 3 to 300 acres, on easy terms; some exchanges.
F. BOEGLE, 1725 Broadway, Oakland.

WE want, direct from owner, unimproved land in exchange for strictly first class apartment house worth $36,500; land must be in active district and up to value.
C. M. WOOSTER CO.,
303 Phelan bldg., San Francisco.

$1,500—40 acres, 10 cleared, in crop; best redwood soil, balance pasture and timber; house, barn, chicken houses, young orchard; near R. R. and river; best bargain offered; 8 miles to Mendocino coast; $1,000 cash. KREDO, 702 Market st.

$9,000—25 acres, all under cultivation, rich black loam; on Mark West creek; all improved; 10 room house, barn and outbuildings; fine place for summer boarders; ½ mile to R. R. station. For full particulars apply to SONOMA HOME FINDING CO., 2374 Mission st., S. F.

AA—For farm lands, investments, mortgage loans or properties expected or cared for, see or write C. M. WOOSTER COMPANY, 303 Phelan building, San Francisco.

$5 an acre—100 acre farms for $500; ideal delta garden soil; fine American colony forming in Sonora near beautiful gulf of California; catalogue. C. M. WOOSTER COMPANY, 303 Phelan building, San Francisco.

A FINE PLACE FOR A COUNTRY HOME
$5 a lot (to cover legal expenses, etc.) at Glen Ortney, near Santa Rosa; on county road; 2 creeks, springs; school on property. MR. MESSMER, 437 Pacific bldg.; phone Kearny 3510.

QUICK sale imperative; all or part of my 40 acre ranch, 1½ miles from center of Grants Pass, Ore., on Rogue river; price reduced; terms. DR. McCABE, 801 Alberta st., Portland, Ore.

FOR sale—Mountain ranches suitable for mountain apple orchards, alfalfa, potatoes and hog and cattle raising: 300 a. $3,000, 320 a. $3,500, 160 a. $2,000. Inquire room 201, 64 Turk st.

BEAUTIFUL villa and hotel sites for sale on Blue Lakes. Lake co. O. Behrud, Midlake P. O.

Santa Clara County Real Estate

FULLY EQUIPPED ORCHARD.
$25,000—60 acres of full bearing orchard, situated near interurban car line, about 7 miles west of San Jose in the center of a fruit section where bare land is held at $350 per acre. About 35 acres in prunes, 6 acres apricots, 7 acres pears, 10 acres young walnuts and balance drying ground; fair 7 room house, barn, drying plant, pumping plant. Included at the price are 500 trays, 350 boxes, cultivators, plows, 2 wagons, etc. This is one of the real bargains in Santa Clara valley orchards and will net a handsome return on the investment.

$10,000—24¼ acres of mixed orchard in the Campbell district, about 7 miles from our office and near school; 11 acres in peaches, 3½ acres in apricots, balance in prunes. This has always been a productive place and would make an ideal country home; no buildings.

$12,000—15¾ acres of the finest prune orchard in Santa Clara valley, located in the heart of the famous Willows section, about 3 miles from San Jose. The sandy loam soil of this section is unexcelled in California and the trees and fruit grow to an immense size.
Fine 10 room house, with beautiful grounds, barn, outbuildings, mill and tank. This is one of the best of our high grade orchard selections.

JAMES A. CLAYTON & CO.,
34 West Santa Clara st., San Jose, Cal.

GENTLEMAN'S COUNTRY HOME FOR SALE
The finest show place in the Santa Clara valley is now offered for sale for the first time. Located 2 miles west of San Jose on Stevens creek road. Fine, modern house, 10 rooms; large barn, garage, tankhouse, own water, electric light and gas, tennis court, beautiful walks and drives, entire house covered with roses, the finest shrubbery brought from all parts of the world; all kinds of fruit, in fact, the most beautiful home in California. This place can now be bought for $25,000. It is worth $40,000.
Might consider renting this place either furnished or unfurnished at $300 a month. Address OWNER, 146 South 1st st., San Jose.

10 ACRES, 7 year old apple orchard, set to Newtown pippins, bellefleurs and pearmains; 7 room, new, modern, 1½ story house; electric wired; sanitary plumbing; good barn; windmill, tank; artesian well; some farm implements, chickens, etc.; good soil, fine location; 1 mile to R. R. station, close to school; 40 miles south of San Francisco; an ideal suburban home; family orchard. Price $7,500, part cash.
CAVALA & QUILTY,
61 West Santa Clara st., San Jose, Cal.
Phone 1913.

OAKLAND REAL ESTATE

SEE US IF YOU WANT

A HOME IN

BERKELEY

PIEDMONT

NORTH OAKLAND

FRUITVALE

WE HAVE WHAT YOU WANT

By all means see our properties if you are thinking of buying a home in Alameda county.
We have developed 35 different tracts and have a few scattering lots in these various residential sections. We own the lots ourselves—you thus deal direct with the owners and keep the commission and middleman's profit in your own pocket.

WHETHER YOU WANT A LOT

OR A HOME ALREADY BUILT

WE CAN ACCOMMODATE YOU

ON VERY EASY TERMS

We are anxious to close out the various lots and will make the prices as low as possible and the terms most liberal.
Improvements are completed; good neighborhood; built up all around. You do not have to wait to see what the environments will be.
We have level lots, those on slopes and hills, some in wooded sections; in fact, lots of every description, character and, size; and at all prices.
Also some houses ready built which will be sold on very easy terms.
If desired we will finance the building of your home from your plans and make the terms like rent.
See us at once—we can save you money. Deal direct with the owners.
BREED & BANCROFT,
205 Oakland Bank of Savings bldg., Oakland.

REAL estate auction sale—On account of owner going east we will sell four elegant homes known as No. 250 Santa Rosa av., No. 254 Santa Rosa av. and 258 Santa Rosa av., each containing 8 rooms, and 610 Chetwood street, containing 7 rooms; each house has two sleeping porches, finished basements and hardwood floors; the lots are 44x98 ft. each; the property is located in one of the choicest residence districts in the city of Oakland, known as Linda Vista terrace; sale will be held on the premises, northwest corner of Santa Rosa av. and Chetwood st., two blocks from Oakland av. cars; sale Saturday, October 12, at 2 p. m.; the houses are new and have never been occupied. For further particulars and for catalogue apply to
J. A. MUNRO & CO., Auctioneers.

FOR sale—A desirable lot in Rockridge Place, 65x85; $1,700; $1,000 cash, balance on mortgage. Address 1202 8th st., Oakland, or phone Oakland 6266.

FOR sale—32 room house completely furnished; this property is on streetcar line and only two blocks to either S. P. Co. or Key Route ferries. For further information call at 1202 8th st., Oakland, or phone Oakland 6266.

SEE us about our cottages and bungalows in the very best locations, and our prices are right; terms same as paying rent. WENHAM & PAUL, 1128 Broadway, Oakland; phone Oakland 1765.

MODERN house, 7 rooms; sunny; beautiful view of Golden gate and Tamalpais; centrally located; rent $32.50. 400A Hawthorne av., Oakland.

FACTORY site, 100x150, and factory, 60x150, near Oakland; Southern Pacific spur one side and Western Pacific on other. Box 546, Call.

OAKLAND REAL ESTATE
Continued

APARTMENT SITE—Property with some improvements for sale by owner. Box 4869, Oakland Call office.

RICHMOND REAL ESTATE

BUY Richmond property now, instead of wishing you had 2 years from now. We have dealt in Richmond property for 7 years, have the best locations, the lowest prices and easiest terms. We can save you money. WENHAM & PAUL, 1128 Broadway, Oakland, Cal.; phone Oakland 1765. Richmond office, 14th and Potrero av.; phone Richmond 7571.

I HAVE 6 lots, harbor property, that I will sacrifice for cash; will take half what they are worth. Box 5000, Call office, Oakland.

BEST bargain in Richmond: large corner on San Pablo av., 140x233 feet; half cash; investigate this. Box 4996, Call office, Oakland.

FOR sale—First class hotel in Richmond. Box 4995, Call office, Oakland.

BERKELEY REAL ESTATE

HOW one of the agents of would be Greater San Francisco (NAMELY, WITH AN EQUIVALENT OF THOSE SNEERS AGAINST THINGS OUTSIDE OF THE CITY BOUNDARIES THAT CAUSED THE CITY TO BE JUSTLY SHAKEN DOWN IN 1906 HAS RECEIVED IT). It has been proposed to S. F. agents that they undertake to sell on commission the 100x100 at the NW. cor. of Durant and Ellsworth (THE S. P. BANCROFT STATION) for $30,000. Rothermel & Co., upon the proposal writes, and sends it back: "Too high." If S. F. agents, any of them, by the extreme refinement of thought that is intuition, can not see why this property is to become more valuable than the S. F. Hearst or Flood bldgs., let them inquire of women and some of them could be able to say why.
ADAIR WELCKER, 508 Berkeley National Bank bldg., Berkeley, Cal.

MILLBRAE REAL ESTATE

MUST BE SOLD AT ONCE.
AS A WHOLE, 37 LOTS AT MILLBRAE; TERMS IF DESIRED; LOTS IN SAME BLOCKS ARE SELLING FOR $250 AND UP; ANY REASONABLE OFFER WILL BE CONSIDERED. Address box 563, Call office.

SAN MATEO REAL ESTATE

WE have just completed a group of very fine bungalows; modern in all respects; terms. Particulars. W. W. CASEY, San Mateo.

SANTA CRUZ REAL ESTATE

WILL exchange for Santa Cruz county land, clear lots in Richmond, value $3,000; also corner lot, Hayward, $1,000; prefer near Ben Lomond or Boulder Creek. SALSBURY, owner, 926 Broadway, Oakland.

HOMES, ranches, acreage; exchange; price list. DAVID I. WILSON, Santa Cruz, Cal.

REAL ESTATE TO EXCHANGE

10 ACRE A1 apple orchard 7 years old in bearing; 3 of the best varieties; excellent soil; splendid location, 1 mile from depot; short distance south of San Francisco; new, modern 7 room 1½ story house; sanitary plumbing, windmill, tank, artesian well, barn, chicken house, family orchard; an ideal up to date suburban home; price $7,500; will exchange for San Francisco property.
CAVALA & QUILTY,
61 W. Santa Clara st., San Jose, Cal.

160 ACRES of Modesto sandy loam land in Modesto irrigation district, only three miles from Modesto; land seeded to alfalfa adjoining this sells for $300 per acre and up; bank mortgage for $16,000 can remain; some cash and terms on balance, or will exchange equity for home in Berkeley for all or part of balance. Land worth $200 per acre. Make an offer—owner must sell and sell quick.
EDWARDS, BREWSTER & CLOVER,
Mills Building.

HAVE 6 beautiful, modern, up to date residences out at Linda Vista Heights, Chetwood and Santa Rosa, Vernon st., Oakland, just completed; will trade for good clear lots; it will pay you to see them if you are looking for a home. Owner, N. A. TREBECK, 1627 Fair View st., Berkeley. Piedmont 3348.

WE want, direct from owner, unimproved land in exchange for strictly first class apartment house worth $36,500; land must be in active district and up to value.
C. M. WOOSTER CO.,
303 Phelan Bldg., San Francisco.

THE FILLMORE BRANCH OF THE CALL IS AT 1657 FILLMORE ST.

LUMBER FOR SALE

NEW lumber, $10; shingles, $1.50; rustic, $19; doors, $1.10; send lists. SWIFT & CO., 10th and Mission sts.

HOME BUILDING

DON'T PAY RENT. If you own a lot, will build cottage to your liking; terms like rent. NEW ERA BUILDING CO., INC., 3289 Mission st.

ARCHITECTS

IF you contemplate building or desire to have a capable architect superintend construction of building, call or write O. E. EVANS, 2367 Mission st. DON'T PAY RENT! Will build home to suit on easy terms. Tel. Mission 7375.

HOUSES TO LET
FURNISHED

FOR rent—A completely furnished house of 10 rooms in Broadway between Steiner and Pierce sts; hardwood floors and rugs, two bathrooms; unobstructed marine view. Owner going abroad. Reasonable rent to a good responsible tenant. For full particulars address Box 722, Call office.

BEAUTIFULLY furnished 7 room house, modern in every way; Western Addition; marine view. Phone West 3770.

HOUSES TO LET
UNFURNISHED

PACIFIC av., 3203—Elegant neighborhood; unique 10 room residence, in perfect order; open for inspection between 2 and 4 p. m. Box 558, Call.

OAKLAND HOUSES TO LET
UNFURNISHED

SEND or call for our printed catalogue. GEO. W. AUSTIN, 1212 Broadway, Oakland.

OUT OF TOWN HOUSES WTD.

IN Burlingame or San Mateo Park, for one or more years, unfurnished modern home; 4 or 5 bedrooms; large, expensive grounds not desired; rent must be reasonable. Mail full particulars to box 275, Call office.

COTTAGES TO LET

MERRITT st., 8—Sunny, bay window, 5 room cottage to let; laundry, basement, modern plumbing.

OFFICES & STORES TO LET

CHURCH st., 1708—New store, with 2 living rooms; all up to date; rent $30.

STABLES TO LET

PINE st., 2262—5 stalls to let, reasonable, with hay loft; suitable for buggies or wagons; call in morning.

STORE TO LET

STORE and basement, containing 7,000 square feet; located in wholesale district, south of Market st.; low insurance. Apply ARONSON REALTY COMPANY, 160 Sutter st.

TO LEASE

MODERN hotel, downtown; good transient; 60 rooms rent $5; lease 5 years; a pickup for some one; make offer; no agents. Box 353, Call office.

FLATS TO LET
FURNISHED

FOR rent—A completely furnished house of 10 rooms in Broadway; not far from Fillmore st.; owner going abroad; reasonable rent to a good responsible tenant. Address box 722, Call.

FURNISHED flat, 4 rooms and bath; rent reasonable; sunny corner. 199 Prospect av.

OAKLAND FLATS TO LET

$16 each—Two five room corner flats; gas, electric lights. 719-21 E. 10th st., Oakland, near Clinton st. station.

FLATS TO LET

J. W. WRIGHT & CO.

REAL ESTATE LOANS AND INSURANCE

OWNERS GUARANTEED
AGAINST LOSS FROM TENANTS

FLATS AND APARTMENTS.

$45 to $55—2524-30 Broadway near Scott; beautifully appointed flats of 7 and 9 rooms; every possible convenience; newly finished in the latest style and design; elegant marine view; large living room; bedrooms all finished in white; light and sunny; best side of the street.

LEXINGTON APARTMENTS.

1655 Sacramento st. near Polk—2 and 3 room apartments; steam heat, hot water, hardwood floors, gas ranges, disappearing beds; elegant marine view; rents $25 and up.

LARKIN ST. APARTMENTS.

1710 Larkin st. near Washington—2 and 3 room apartments; finished in the latest style; electricity and grates; rents $20 and up; within walking distance of the business center.

POLK ST. APARTMENTS.

2455 Polk st. near Filbert—2 and 3 room apartments; hot water, hardwood floors, gas ranges, steam heat, disappearing beds; marine view; rents $25 and up.

FLATS.

$90.00—2441 Vallejo st. near Steiner; top; 9 rooms and bath.
$60.00—881 Baker st. near Fell; upper; 8 rooms and bath.
$50.00—158 Devisadero st. near Waller; upper; 7 rooms and bath.
$40.00—3055 California st. near Baker; upper; 8 rooms and bath.
$40.00—1174 Ellis st. near Gough; lower; 7 rooms and bath.
$37.50—2735 Webster st. near Vallejo; upper; 6 rooms and bath; marine view.
$35.00—291 Carl st. near Willard; upper flat; 6 rooms and bath; garage; good finish.
$35.00—2739 Laguna st. near Green; upper; 7 rooms and bath; yard; newly renovated.
$35.00—2034 O'Farrell st. near Devisadero; upper; 8 rooms and bath.
$35.00—1032 Steiner st. near McAllister; upper; 7 rooms and bath.
$32.50—322 C st. near 4th av.; lower; 6 rooms and bath.
$30.00—2081 Fulton st. near Cole; lower; 5 rooms and bath.
$30.00—234 Pierce st. near Haight; upper; 7 rooms and bath.
$30.00—252 Tremont av. near Frederick st.; upper; 7 rooms and bath.
$30.00—1630 Devisadero st. near Post; upper 6 rooms and bath.
$30.00—1871 Page st. near Cole; middle; 7 rooms and bath; yard; light and sunny.
$27.50—1246 Eddy st. near Laguna; upper; 6 rooms and bath.
$27.50—4044 California st. near 3d av.; middle; 6 rooms and bath.
$27.50—1381 5th av. near H st.; lower; 6 rooms and bath.
$27.50—1947 Filbert st. near Octavia; upper; 6 rooms and bath.
$27.50—1608 Fulton st. near Lyon; upper; 6 rooms and bath.
$27.50—1987 Geary st. near Pierce; lower; 5 rooms and bath.
$27.50—2044 Green st. near Buchanan; upper; 6 rooms and bath.
$27.50—1686 Page st. near Ashbury; lower; 7 rooms and bath.
$27.50—15 Piedmont st. near Masonic av.; lower; 6 rooms and bath.
$27.50—2019 Pine st. near Buchanan; middle; 6 rooms and bath.
$27.50—2519 Post st. near Baker; upper; 6 rooms and bath.
$27.50—766 7th av. near Fulton st.; upper; 6 rooms and bath.
$27.50—766 7th av. near Fulton st.; upper; 6 rooms and bath; yard; perfect condition.
$25.00—1873 Page st. near Cole; lower; 7 rooms and bath; yard; light and sunny.
$25.00—444 Scott st. near Fell; 6 rooms and bath; newly finished in the latest style; centrally located.
$25.00—2845 California st. near Devisadero; upper; 7 rooms and bath.
$25.00—1109 Mason st. near Washington; lower; 5 rooms and bath.
$24.00—1835 Jones st. near Vallejo; upper; 4 rooms and bath; large yard.
$22.50—485 Oak st. near Fell; lower flat; 5 rooms and bath.
$22.00—1833 Jones st. near Vallejo; lower; 4 rooms and bath.
$20.00—2007 Webster st. near California; upper; 5 rooms and bath.

STORES.

To lease—Store containing 8,000 square feet, with large basement. Just completed. Could be used for furniture, store or electrical supplies; rent $200 per month; Mission st. near 7th.
$55.00—509 3d st. near Bryant; store in fine condition.
$20.00—255 9th st. near Howard; store and 1 living room; will put in order to suit tenant.

HOUSES.

$100.00—2297 Franklin st. near Pacific; residence of 12 rooms and bath; furnace.
$60.00—2105 Vallejo st. near Webster; house of 9 rooms and bath.
$55.00—1627 Jackson st. near Van Ness av.; 8 rooms and bath; garage which will accommodate 2 or 3 machines.
$40.00—2788 Pine st. near Broderick; 10 rooms and bath.
$35.00—170 Henry st. near 14th; 7 rooms and bath.
$30.00—1217 17th av. near H; house of 7 rooms and bath; yard in good condition.
$22.50—30 Elliot park near Steiner st.; 6 rooms and bath.

HOUSES, FLATS AND APARTMENTS.

WE HAVE THEM IN ALL PARTS OF THE CITY CALL OR PHONE FOR OUR COMPLETE LIST.

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

AAA—

STEAM HEATED FLATS.

7 and 8 large rooms; supplied with hot water; handsomely decorated and every modern convenience; private garage if desired; rents $40 and upward.
APPLY 900 Oak st. corner of Pierce; Hayes st. (No. 6) cars pass the door.

FULTON st., 2245—Middle flat, nothing better in the city; hardwood floors throughout; near the park and new St. Ignatius church.

CENTRAL av., 71, nr. Haight st.—Sunny upper flat, 6 large rms., bath, laundry, yard, basement; reasonable. See this.

DOLORES st., 1759, nr. 30th—Sunny upper flat of two flats, 5 rooms and bath, newly painted and papered; rent $20.

NOE and 19th sts.—5 cor. flats, 4 to 5 rooms; sun all day; $17 to $22.50; half month's rent free to good tenant.

JESSIE st., 1326, off Hermann st. bet. Valencia and South Mission—Modern flat, 3 rooms and bath; rent $13.

HAYES st., 1367, near Devisadero—Sunny apt. flat, 4 rooms, bath; furn. or unfurn.; hot water service.

17TH st., 3239, bet. Mission and Howard—Sunny 6 room flat with or without garage; reasonable.

HAYES st., 2273—Cosy 4 room flat, $23; overlooking G. G. park; janitor; on car line.

SHOTWELL st., 334, nr. 17th—Middle flat 7 rooms; close to factories; key next door.

13TH av., 630, nr. B st., Rich. Dist.—2 flats, 4-5 large sunny rooms and bath; $18-$20.

CARL st., 132A, nr. park—4 sunny rooms and bath; rent $17.50; Hayes st. car.

VAN NESS av. and Lombard st., NE. corner—Large flat and attic; rent $67.50.

CHURCH st., 1708½—Flat of 4 sunny rooms; rent $15.50; close to car line.

23D st., 2972, near Harrison—Up to date sunny flat, 4 rooms, bath; $16.

O'FARRELL and Broderick sts., NE. corner—Flat; rent $27.50.

GROVE st., 711—To let, flat of 5 rooms and bath; rent reasonable.

CASTRO st., 743—Sunny corner 5 room flat; basement, yard; 18th or Market st. cars.

TO rent—Five room flat; large yard; rent $20. 1328 Natoma st.

ELLIS st., 1388—Sunny flat of 7 rooms and bath; rent $30.

BUCHANAN st., 744—Three rooms and bath; $15.

RENT THAT VACANT ROOM

SMALL want ad in The Call will do it quicker than a dozen signs plastered on your windows, and which spoil the looks of your house besides. Phone Kearny 86 for an adman to call and see you.

ROOMS TO LET
FURNISHED AND UNFURNISHED

ACME HOTEL, 819 MISSION ST. NEAR 4TH.
Central location; ground floor lobby.
100 ROOMS AT $2.50 WEEKLY.
100 ROOMS AT $3.00 WEEKLY.
Rooms with private bath, $5.00 weekly.
50 CENTS TO $1.50 DAY. Transients solicited.

BUSH st., 1245, near Hyde—Large, nicely furnished, sunny room; modern; $12.

COLDINGWOOD st., 64, near 18th—2 large, nicely furnished, sunny rooms; reasonable.

CHURCH st., 158A—Neatly furnished, sunny, front rooms, all conveniences; reasonable.

ROOMS TO LET
Continued

COZY home for respectable ladies. 1130 Market st. near 8th, under the auspices of the SALVATION ARMY; elegantly furnished; every modern convenience; steam heat, electric light and elevator service; spotlessly clean; centrally located; thoroughly homelike; telephone Market 1349; prices very moderate, ranging from 25c per night up; special rate by the week or month. See matron, room 33.

CASTRO st., 428—Large, nicely furnished, sunny front rooms with all conveniences; reasonable.

ELLIS st., 1014—Large front sunny room; also single room; modern; reasonable.

FILLMORE st., 1738—Clean, modern, sunny rooms by day, week or month; baths free; very reasonable. Can only be appreciated by seeing.

FILLMORE st., 761—Newly furnished rooms; modern conveniences.

HOTEL METROPOLITAN, 975 Harrison—Quiet place; working people; hot water; b.; $1.50 wk.

LIBERTY st., 38—2 or 3 sunny connecting rooms, neatly furnished; reasonable.

MISSION st., 2512, near 21st—Large, front room, furnished; 1 or 2 gentlemen.

MARKET st., 2378A—Large, sunny, front room, suitable for 1 or 2; also single room; reas.

MARKET st., 2091, near 14th—Swell front room, $2 per week; electric lights.

NAVARRE HOTEL, 44 3d st. near Call bldg. Most central hotel in city. By day, 50c up; week, $3 up. Private baths; transient. Special rates by month.

PORTOLA, 1048 Larkin, cor. Sutter—Large sunny rms., bath, phone, $2.50 per week; hskpg. rooms, running water, linen, $3 per week up.

PACIFIC av., 1527, near Polk—Sunny room; phone, bath; gentleman; $8 month.

PINE st., 1720—Large sunny front parlor for couple of gentlemen; bath, phone; reasonable.

STOCKTON st., 1325—Large sunny outside rooms; hot and cold water in each room; free baths; terms $1.50 per week and up.

SACRAMENTO st., 2520 — Nicely furnished, sunny, front suite, with or without housekeeping, for 1 or 2 gentlemen.

TURK st., 822—Furnished front hall and other rooms, $8 and up; bath; phone; gentlemen.

5TH st., 365—Furnished housekeeping and single rooms; free baths; gas and elect.; quiet and clean.

17TH st., 4041—2 or 3 furnished or unfurnished rooms, suitable for mother and daughter.

17TH st., 3995, near Castro—Nice, large, front room, suitable for 3; reasonable.

SERVICE COMPANY OF AMERICA, 411-15 PHELAN BLDG., S. F.

BERKELEY ROOMS TO LET

ELEGANT newly furnished rooms, suitable for physician or professional. Phone Berkeley 7368.

APARTMENTS

PIERCE APARTMENTS.

900 OAK ST. CORNER PIERCE.

Just completed. The handsomest, most comfortable and most livable apartments in San Francisco.

2, 3 AND 4 ROOMS AND BATH.

Continuous steam heat and hot water, wall beds, electric lights, interior telephone, linoleum in kitchen and bath, gas range and laundry tray in each kitchen, handsome entrance, carpeted halls and unsurpassed janitor service.
Rentals $25 to $40.
HAYES ST. (No. 6) CARS PASS THE DOOR.

AA—GLENARM APARTMENTS.
1140 Sutter st. Phone Franklin 5660.
Rich and elegantly furnished 2 and 3 room apartments; every modern improvement and convenience; hardwood finish; many unique features not in other first class buildings; the cleanest and best kept APARTMENT HOUSE in the city; rent reasonable; references required.

RIVERSIDE APARTMENTS.
In heart of amusement and business districts, San Francisco's handsomest, neatest and most convenient 2 and 3 room apartment house. Extra large, light halls, fast elevator service, sanitary bathrooms, private halls, commodious dressing rooms, best of service. 50 Golden Gate av., half block off Market st. References.

AAAAA—INSPECT the elaborate appointments of the Key Route Inn, 22d and Broadway; Oakland's refined family hotel; excellent meals; beautiful gardens; large lobby; K. R. and S. P. electric trains to and from S. F. every 15 minutes at our door. COSTS LESS THAN KEEPING HOUSE. Phone Oakland 5924.

A—CARMELITA APTS., 15th and Valencia, 3 blocks from Market st.—Modern, sunny 2-3-4 rooms apts; 2 rooms from $22.50; 3 rooms $30 up; 4 rooms $35 up, including steam heat, hot water, elec. light, auto elevator, tel. connections. All large outside rooms; priv. baths, priv. halls. Valencia cars from ferry; tel. Park 2314.

GARTLAND APARTMENTS,
N. E. COR 16TH and VALENCIA STS.
Just opened; most up to date apt. house in the MISSION warm belt; ideal location; three car lines pass door; elegantly furnished; one, two and three room apts.; hot water, steam heat and elevator. Phone Market 851.

CORONADO APARTMENTS

Elegant unfurnished 2 and 3 room apts.; must be seen to be appreciated. 1590 Sacramento st.

CLARA 79, bet. 3d and 4th—New 3 room parlor apts.; wall beds; janitor service free; hall and stairs carpeted; hot water heaters installed; rent very reasonable. Apply at apartment 3.

BUCKINGHAM
845 Sutter st., 2 and 3 room apts., furn. and unfurn.; excellent service; dumb waiters; all modern conveniences; rents reasonable.

JUST COMPLETED—LELAND APARTMENTS. 745 Pine st. cor. Monroe nr. Powell; sunny outside 3 and 4 room apartments; handsomely furnished; rents reasonable; must be seen to be appreciated.

ATHENIAN APT., 948 Post st. nr. Larkin—Just opened; 2 and 3 rms., furnished and unfurnished; all light and sunny, with dressing rooms, wall beds, refrigerators, elevator, janitor service.

A— THE HENRY APTS.
864 Ellis st. near Van Ness av.
Just opened; sunny and elegantly furnished modern 2 rm. apts., with bath; rent reasonable.

JUST completed, LOIS APTS, 1139 Clay st. cor. Cushman nr. Taylor, 10 min. 3d and Mrkt.—All outside rms.; handsome 3 r. apt., steam heated, hot water, wall beds, hardwood floors; $35-$40.

NORTHERN apt., 950 Pine st. bet. Mason and Taylor—Completely furn. 2-3-4 rm. apts.; finest in the city; all outside rooms; all modern improvements; steam heat; janitor service; just opened.

CRAIG COURT Apt., NE. cor. California and Buchanan sts.—2 and 3 room sunny apts., furn. and unfurn.; steam heat; hot water; best of service; $25 to $50. Tel. West 2892.

MISSION APARTMENTS, 3351 18th st; corner Capp—Neatly furnished 2 and 3 room apartments; vacuum cleaned; private baths; rent reasonable. Phone Mission 4037.

A—LUNDY APARTMENTS.
Stanyan, Frederick and Golden Gate park; not a dark room in the house; up to date in every respect; elevator service, etc.

ST. CROIX APARTMENTS.
1471 Washington st. nr. Hyde