## COUNTRY REAL ESTATE
Continued

# The Dairy Ranch

THE MOST PROFITABLE OF ALL FARMING.

WHAT WOULD YOU THINK

If we could place you on one of our PATTERSON IRRIGATED FARMS in the country that leads the state for dairy products, on a brand new dairy ranch where you could build your buildings to suit your own ideas, allow you to select your own cows from the very finest of tested stock

FOR A SMALL PAYMENT DOWN?

We have dairy ranches on our property now that are netting over $100 per cow per year, besides the profit of the calves, pigs and chickens which are fed on the skimmed milk.

IS IT POSSIBLE?

IT REALLY IS.

In a very few years you can own your property and cows free of debt and have a good bank account.

DOES IT INTEREST YOU?

WILL YOU DO IT?

Every cow that enters a PATTERSON IRRIGATED FARM is inspected for tubercular germs and therefore we get 5 cents per pound more for butter fat than any one else.

We support three cows to two acres with ease when the alfalfa is cut and fed. We grow six to seven cuttings per year and two tons per acre per cutting.

IF DAIRYING DOES NOT APPEAL TO YOU

WE HAVE ANY KIND OF A FARM YOU MAY DESIRE ON PATTERSON IRRIGATED FARMS.

We grow with vigor English walnuts, all kinds of deciduous fruits, berries, grapes, potatoes and all kinds of vegetables, FOR WE HAVE THE

SOIL

IRRIGATION

DRAINAGE

MARKET

CLIMATE

ENVIRONMENT

PATTERSON IRRIGATED FARMS are the most beautiful and the most modern of all the projects in the country with beautiful parks, grammar and high schools, eight denominational churches, a bank and hotels. No saloons, no shacks. Telephones, electricity, free rural delivery and parcel post.

## Make Us Prove All We Say

Call and see us, let us see you, or send for literature.

We pay all expenses to tract and back if we or our literature misrepresent our project.

LUNDELIUS & ECCLESTON, INC., 227-228 First National Bank building, Phone Oakland 577. Oakland, Cal.

# Here's Your Chance

Special Snap in Turlock Irrigated Land. $100 PER ACRE, ONLY $10 CASH, BALANCE TEN YEARS. DEEP, FERTILE, EASILY WORKED SOIL. NO ADOBE, CLAY OR HARDPAN.

GRAVITY WATER AT 70c PER ACRE.

ON NEW ELECTRIC RAILWAY.

NEAR SOUTHERN PACIFIC R. R.

Should pay for itself in two years easily. Plant cow peas now for 3 tons; fine hay in 60 days; follow with vetches for winter crop and grow at least two big money crops each year of sweet potatoes, cantaloupes, watermelons, Kaffir corn, Soy beans, etc.; also alfalfa, apricots, peaches, figs and olives.

## W. L. COURTRIGHT
## 625 Market St., Room 1002

FOR SALE—LAND SAKES! ISN'T ANYBODY going to ask about my place except somebody who is busted? Not asking half what others ask, and it is the best place around here, have enough money to take it easy; will divide or sell all 923 acres less than $25 per acre; just as good at $1,000 an acre land; if you don't believe it, come and see; I know what I am talking about; 75 acres in young orchard, bloomed this year; 10 acres adjoining netted $2,600 last year; excellent soil for beans, hops, peanuts, figs, walnuts, almonds, cherries, pears, apples, prunes, onions, corn, grain, alfalfa, peaches, etc.; running water, fine climate, good roads, plenty wood for drying or canning fruit, plenty rain; no traders; just cash. Address owner, CARL W. DEWLANEY, Santa Margarita, San Luis Obispo county, Cal.

## ANTIOCH RANCH

Now is the time to investigate a ranch; the crop on this place speaks for itself; 8 acres in peaches, 2 acres in almonds; new 5 room house and outbuildings; everything necessary to run the place properly; only 1 mile to town. Move right in and harvest.

## $1,100 CROP ON TREES

Can arrange terms, or will consider exchange. K. M. SHERIDAN, 1020 Broadway, Oakland. Room 21.

MEXICO

## The Land of Opportunity

Lands for colonization and subdivision, consisting of agricultural, stock grazing, hardwood timber and fiber growing lands; best climate; best soil; plenty of water; abundance of rain; good transportation facilities; cheap labor. 700 to 400,000 acre tracts. Call or write.

## EGGERTS & HOLST

201 Sheldon bldg., 1st and Market sts.

## GOOD PAYING RANCH

$3,750 cash—15 acres near Santa Rosa; 7½ a. full bearing orchard; 3 a. young orchard; 2½ a. hay; 6 room house; barn, poultry houses, horse, cow, harness, wagon, farm tools, 225 hens, everything; bal. $3,750 terms. SONOMA HOME FINDING CO., 516 Pacific bldg.

## ORLAND LANDS

GLENN CO., Cal., Improved and Unimproved; U. S. Government Irrigation Project; Soil adapted citrus, deciduous Fruits, Nuts, Alfalfa, etc. 625-627 Monadnock building, San Francisco.

NICE 8 ACRE RANCH; hard finished 4 room house, barn, outbuildings, good land, some gravelly soil, suitable for chickens and alfalfa; $2,000 down, balance on time to suit; 1 hour's ride from Oakland. Inquire at 714 Market st., room 301.

## ANTELOPE VALLEY

ALFALFA AND FRUIT LANDS. CHEAPEST AND BEST IN STATE. W. E. MILES, 1031 Mills building.

$8,000—Best 25 acre ranch in Sonoma county; orchard and new improvements; 10 minutes from Petaluma, 6 miles from Sebastopol; on electric railroad; investigation worth while. See owner, J. E. WILLARD, 353 Tehama st.

RANCHERS and small investors, no agents, desiring to own small fruit and alfalfa ranches, Sacramento valley, at reasonable prices and terms, should write or call on owner, W. E. WRIGHT, 734 Pacific bldg., S. F.

WALNUT CREEK FARMS.
5 acre farms, $750; $75 cash, $7.50 month.
10 acre farm, $1,500; $150 cash, $15 month.
100 choice farms, some improved, $150 up.
F. BOEGLE, 1725 Broadway, Oakland.

RARE BARGAIN—HALF PRICE.
$15 an acre—720 acres, improved, in Glenn county; part level valley land; get particulars. ROTHERMEL & CO., 247 Russ bldg.

$1,400 only for 110 acres; beautiful location; on creek; plenty of oak trees; near Sonoma. ROTHERMEL & CO., 247 Russ bldg.

$16,000—Fine paying farm, 107 acres; adjoins Italian-Swiss colony, Sonoma county; with good house, barn, outbuildings; 35 acres in choice vineyard; 5 acres prunes. ROTHERMEL & CO., 247 Russ bldg.

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.

25 ACRES, nearly all plow land; 4 room unfinished house; spring, creek; good road; 1½ miles from station; $2,000, half cash. ADAMS & DAVID, SURVEYORS, 825 Bush st.

PROFITABLE poultry ranch, money maker; stocked, fine home and equipment; 4 acres fruit. Roofden Ranch, Campbell, Cal.

IDEAL dairy ranch; alfalfa, natural grass hills, etc., all in one; in famous Sacramento valley; sacrificed by owner. 262 Call office.

L. YOKOZAWA, REAL ESTATE; COUNTRY and CITY PROPERTIES. 1684 POST; W. 3502

## COUNTRY REAL ESTATE
Continued

RANCHES, PENINSULAR, near Stanford, Los Altos; LARGEST LIST, BEST BARGAINS. See us. You won't regret. VILLA HOMES; EXCHANGE, HEBARD, 615 Pacific building, San Francisco, or Mayfield, Cal.

INCOME Boise property for Portland or Los Angeles exchange; also acreage to exchange for stock ranch. For particulars, WEST'S EXCHANGE, box 72, Boise, Idaho.

FOR sale—$4,000, $2,000 cash, bal. on time; 12 acres; 9 in young cherry trees; new 5 room cottage, barn, gas engine, chicken runs, etc.; 2½ miles from Napa. OWNER, box 3972, Call.

WRITE for catalogue, "California's Choicest Acres." Over 50 places on the peninsula for sale. WILLIAM P. WRIGHT, Mountain View, Santa Clara co., Cal.

FOR sale—60 acres in Benicia; about 15 acres fruit, balance grain; good improvements; all fenced; price $10,000; terms. Owner, WM. F. BORNHORST, St. Helena, Napa Co., Cal.

BEFORE YOU BUY LAND
See our catalogue. Properties in all counties. Val. information. C. M. Wooster Co., Phelan bld.

BARGAIN, MUST SELL
160 acres, good soil, splendid view, 2 miles from Los Gatos; $950. Terms. Box 256, Call.

BROOKLAND FARMS; 5 and 10 acres; alfalfa and fruit land; $75 to $100 an acre; easy terms. ATTHOWE REALTY CO., 831 Hearst building.

NAPA mountain ranch wanted, 80 to 160 acres; no inflated prices; give particulars first letter; owners answer. Box 290, Call office.

115 acres best fruit land, Sonoma county, for short time; $60 per acre. 3004 Blossom st., Oakland; phone Merritt 1060.

1,000 acres rich olive land; water, 15 feet; Sacramento Valley; $50. P. O. box 476, San Francisco.

BARGAIN—160 acres alfalfa land, $35 per acre. W. E. MILES, 1031 Mills Bldg.

## Santa Clara County Real Estate

$4,500—5 acres, fine prune orchard; good crop, which goes with the place; 5 room house, good barn; fine sediment soil; plenty of water for irrigation; 6 miles from San Jose.

$500 per acre—65 acres of splendid soil; fine pumping plant and gasoline engine; plenty of water; specially adapted to berries, apples, pears or alfalfa; only 1½ miles from Sunnyvale.

$15,000—386 acres, splendid stock ranch; living stream of water; fine trout fishing, also quail and deer hunting; 105 acres in barley, 6 acres in prunes and family orchard; good crop; 50 acres can be put in alfalfa; hundreds of cords of live oak timber; 10 head milk cows, 7 head calves, 11 head yearlings, 9 head hogs and 7 head horses go with the place, also all wagons, farming tools and implements; the place is all fenced and cross fenced in hog tight fence; 18 miles from San Jose; good house, barns and outbuildings.

J. M. NELSON,
16 North First st., San Jose.

TEN ACRE BARGAIN AT LOS ALTOS—$3,500. Within ¾ mile of station; rich soil; some improvements and some orchard; beautiful view; this extremely low price for a few days only; $1,000 cash will handle this. Write or call upon BEAL & KING, EXCLUSIVE AGENTS, 23 W. Santa Clara st., SAN JOSE, CAL.

200 ACRES suitable for alfalfa and dairy ranch; 40 miles south of San Francisco, 1 mile from good town and railroad depot; plenty of water; an A1 proposition; only $220 per acre; easy terms.

P. E. QUILTY,
34 S. 2d st., San Jose, Cal.

## OAKLAND REAL ESTATE

## LAYMANCE REAL ESTATE CO.
## 1432-1434 Broadway
## Oakland

PICK UP, $18,000

$32,500—The cheapest and best value offered north of 10th st. in Oakland today; 50 feet frontage, practically adjoining $200,000 office building and under direct influence of $1,000,000 new business blocks; this will go to $50,000 within the next two years; when our option expires this price goes up.

ALTA PIEDMONT
$21 per front foot; slightly building lots, 130 feet frontage. (132)

SMALL HOLDING WITHIN FIRE LIMITS
EASY TERMS
$22,500—Nearly 40 feet south frontage, adjoining business block under influence of $1,000,000 new business block construction. (75)

PROFIT $1,500, IN PIEDMONT
$3,300—6 room house; needs painting and renovating; large garden, 60 feet, unimproved; will be your profit; elevated; beautiful glen and hill view; sheltered; desirable location; on car line; near school and boulevard. (DWL)

FOREST HOME IN CITY CENTER
Surrounded by oak, pine, acacia, cypress and eucalyptus; 1½ acres; car line 1 block; city water, gas, electricity, sewer; perfect drainage; in a sheltered, sunny glen; price $7,500; one-third cash. (1178)

OAKLAND AV. LOTS
$2,100—60 feet frontage; on car line; desirable for bungalows or apartment flats. (210)

12TH ST. BUY
$14,000—50 feet frontage, with 4 flats; could easily be raised and stores put underneath; land alone worth the price.

OVERLOOKING BAY AND FIVE COUNTIES
Beautiful building site; average width and depth 67x145; price $3,000; one-third cash. (228)

CHOICEST IN ADAMS POINT
$4,500—Bellevue av., lot 50x125, between and adjoining two highly improved holdings, each having 100 feet frontage. (228)

IN EAST PIEDMONT HEIGHTS
For the Professional or Business Man.
$2,000—Choice home site, 50x120, on Lakeshore avenue. (603)

IN PIEDMONT KNOLL
$1,500—Lot 50x106; sunny frontage; slightly elevated; in sunny cove; one block to Lakeshore av. car line. (223)

LAYMANCE REAL ESTATE CO.,
1432-1434 BROADWAY, OAKLAND, CAL.

## A Fine Income Investment and an Ideal Apartment Site

CAN BE BOUGHT SEPARATELY OR TOGETHER.

$12,500—4 room apartments. A splendid money making investment. Income $140 per month, over 13 per cent per annum. On east shore of Lake Merritt, commanding unobstructed view of lake, parks and surroundings; a very fine investment and will bear closest investigation. Owner will sell on reasonable terms. Same party owns lot 100x100 adjoining. Can be bought for $10,000 on reasonable terms. Splendid apartment site. A quarter of a million dollars invested within a radius of three blocks of these properties. (182-A)

## Fine Modern Furnished Home

$6,750—Beautiful home, including all furniture; Linda Vista; 7 rooms; sleeping porch; modern; practically new; furniture of the latest design—strictly high class; elegant rose garden; one-fourth block from car line, one block to Key Route, three blocks to school. Easy terms. Owner going abroad. (208-B)

We have always the most desirable properties of Oakland for sale. Let us know the class of property you want. Our services at your disposal.

## UNITED HOME BUILDERS

Real Estate Department
Entire First Floor.
1762 Broadway, Oakland, Cal.

$50 cash buys bungalow, 4 rooms, bath, etc.; lot 50x100 feet; near Foothill boulevard and S. P. local electric line station. Price $2,000. Also one of 6 and one of 7 rooms, similar terms. Monthly payments $20, interest included, which is only 6 per cent. This is less than what you now pay out as rent for a similar cottage. OWNERS CRESCENT INVESTMENT CO., 357 12th st., Oakland.

PRIVATE party with an eye to the fitness of things is building 5 splendid, cozy Los Angeles bungalows, 5 rooms each, Ramona av., half block east of Piedmont av., Piedmont district, to be sold to desirable families only at $3,950 each; terms, nothing down, $35 or less monthly; look at them, and if interested call on owner any evening or Sunday, 5908 Keith av., Oakland.

$300—Bal. like rent; beautiful bungalow, 5 rooms and sleeping porch; hardwood floors, etc.; close to cars and electric locals; lot 40x120. Owner, 1020 Broadway, Oakland, room 21.

$9,500—Elegant new 2 story cement house; lot 50x135; all late improvements; 9 rooms and bath; get particulars; easy payments. ROTHERMEL & CO., 247 Russ building.

BARGAIN—Nearly new 7 room house, furnished or unfurnished. 2419 E. 20th st., Oakland.

## OAKLAND REAL ESTATE
Continued

## Nowhere Else In California Can You Find Homesites Like These at Figures So Low

WHEN YOU READ THE BARGAIN DESCRIPTIONS THAT FOLLOW, REMEMBER THAT THEY TELL OF ROCKRIDGE HOMESITES, AND ROCKRIDGE IS CONCEDED TO BE THE MOST BEAUTIFUL RESIDENCE PARK IN THE WEST. REMEMBER THAT WHEN YOU READ THESE AMAZING OFFERINGS:

$2,400.

THE BUILDING BONUS OF $500 WHICH GOES WITH THIS LOT BRINGS THE PRICE DOWN TO $1,900, OR LESS THAN $50 A FOOT FOR ITS 65 FEET. FRONTING ON BROADWAY, 2 BLOCKS FROM STREETCARS, 3 MINUTES' WALK FROM THE OAKLAND AND ANTIOCH STATION; COMMANDING VIEW OF HILLS AND BAY. THE PRICE OF $30 A FOOT IS GIVING MORE THAN $15 A FOOT TO THE BUYER. (99)

$2,600.

115 FEET FRONTAGE, OVERLOOKING THE BEAUTIFUL HOMES IN CLAREMONT AND THE NEW PROPOSED OAKLAND CITY PARK; FRONTS ON 2 STREETS. THE LOWER FRONTAGE BEING ESPECIALLY ADAPTED FOR A GARAGE ENTRANCE. RIGHT IN THE HEART OF ROCKRIDGE, ADJOINING THE FINEST HOMES THAT HAVE BEEN BUILT IN THE TRACT. THIS LOT HAS A PICTURE MARINE VIEW OF THE UPPER PART OF THE BAY AND WITH ITS WIDE FRONTAGE AND LARGE AREA IS ESPECIALLY ADAPTED FOR A SPACIOUS HOME. AT LESS THAN $23 A FOOT THIS IS SIMPLY A ROCKRIDGE SNAP. OAKLAND AND ANTIOCH STATION 5 MINUTES' WALK DISTANT. (130)

$2,125.

HERE IS ONE OF THE MOST ATTRACTIVE OFFERINGS IN ALL ROCKRIDGE. ON THE MAIN BOULEVARD, GENTLY SLOPING GROUND, SHELTERED FROM WINDS, YET BATHED IN SUNSHINE; A HUNDRED YARDS FROM THE BROADWAY ENTRANCE, WHICH IS ONLY 2 BLOCKS FROM A CAR LINE; THIS IS AN IDEAL HOMESITE FOR THE MAN WHO WANTS TO GET INTO THE HEART OF A RESTRICTED DISTRICT AND YET KEEP HIS TOTAL INVESTMENT SOMEWHERE BETWEEN $5,000 AND $6,000. (121)

$3,250.

$500 BUILDING BONUS, MAKING A NET PRICE OF LESS THAN $13 PER FRONT FOOT. THIS LOT HAS A DOUBLE FRONTAGE ON TWO OF THE FINEST AVENUES IN ROCKRIDGE PARK, ADJOINING ONE OF THE HANDSOME NEW HOMES NOW BEING ERECTED IN THIS BLOCK, AND SHOULD BE SEEN AT ONCE BY ANY ONE CONTEMPLATING THE ERECTION OF A HOME. REMEMBER, IT IS IN "ROCKRIDGE," WITH "ROCKRIDGE" IMPROVEMENTS, WITH THE FINEST STREET AND ORNAMENTAL WORK; GAS AND WATER PIPED TO THE PROPERTY, AS WELL AS SEWER CONNECTIONS, ELECTRICITY AND TELEPHONE SERVICE; IN FACT, EVERYTHING READY FOR THAT "NEW HOME." (122)

## Two Rockridge Bungalows

TWO OF THE MOST ATTRACTIVE LITTLE HOMES IN OAKLAND HAVE BEEN PLACED IN OUR HANDS FOR SALE. THE LOTS ARE 50 FEET AND EACH BUNGALOW HAS A FINE VIEW OF THE BAY AND THE HILLS. THEY HAVE BEEN BUILT RIGHT. ONE HAS A BIG LIVING ROOM OPENING TO A BEAUTIFUL PATIO, IDEALLY PLANNED FOR TRELLIS AND ARBOR EFFECTS. BIG SUNNY DINING ROOM, WITH CHARMING BREAKFAST ROOM BETWEEN IT AND KITCHEN; TWO FINE BEDROOMS; SEWING OR PLAY ROOM. UPSTAIRS IS ALL WINDOWS. HARDWOOD FLOORS, FIRST CLASS FINISHING AND FIXTURES THROUGHOUT. IN FACT, THE INTERIORS OF BOTH WOULD NOT BE OUT OF PLACE IN A $50,000 HOME. ONE OF THESE FINE, MODERN, HIGH GRADE BUNGALOWS CAN BE BOUGHT FOR $5,000, THE OTHER FOR $5,500. GO OUT AND LOOK THEM OVER AND SEE IF YOU HAVE EVER SEEN THEIR EQUAL AT THOSE PRICES. EASY TERMS, TOO.

REMEMBER, THAT NOT ONLY ARE THOSE PRICES QUOTED ABOVE BARGAIN PRICES FROM EVERY POINT OF VIEW, BUT ALSO THERE ARE EASY TERMS ON EVERY LOT—TEN PER CENT AS A FIRST PAYMENT, FOR INSTANCE.

## Laymance Real Estate Co.
## 1432-34 Broadway
## Phone Oakland 328

# A Home

You will be delighted with its appearance the very moment you see it, and you will be pleased with the way it is built.

The beautiful cement exterior, the large living room with the ingle nook at one end, with tile fireplace; gold Japanese paper, giving an exquisite panel effect.

The dining room and breakfast room are gems, combining as they do that comfortable, homey feeling.

The kitchen is convenience itself. A large basement with interior and outside entrances, and piped for furnace.

The bedrooms are the delight of the women. Finished in white enamel and papered with the daintiest of papers and borders. The bath, with its shower, is the height of convenience.

This home is situated in a restricted district on a hill in Piedmont, a most desirable location.

We will finance 90 per cent of the cost of this beautiful home to you. This will allow you to move right in for a nominal payment and the balance like rent.

You will find the United Home Builders thoroughly reliable and ready to accede to your every reasonable want within their power.

## UNITED HOME BUILDERS

Entire First Floor,
1762 Broadway, Oakland, Cal.

## WHY PAY RENT?

$1,800—LOT 40X91; 6 ROOM HOUSE; PORCH, BATH; MODERN PLUMBING, INCLUDING ELEC. LIGHT; ALL IN 1ST CLASS CONDITION; STREETWORK DONE; 1 BLK. TO REY ROUTE STATION; $900 MORTGAGE CAN STAND.

$3,350—A SIGHTLY MODERN 7 ROOM HOUSE; LOT 50X120; 1 BLK. TO CAR; STREETWORK DONE; $1,400 BANK MORTGAGE; OWNER TRANSFERRED TO CHICAGO.

$2,800—A NEW, MODERN CEMENT FINISH BUNGALOW, 30x90; 1 BLK. TO CAR; FINE VIEW; $200 CASH.

$3,150—HOUSE OF 7 ROOMS, INCLUDING FURNITURE; LOT 25X75; 6 BLOCKS TO CITY HALL; WAS APPRAISED IN ESTATE AT $4,000; ⅓ CASH.

## HUGH M. CAMERON
## 1458 Broadway

## $500 Cash—$35 Monthly

Will buy a new 5 room and sleeping porch cement house on a corner on Rock Ridge and the Country club. The house itself is a little beauty with hardwood floors and all the up to date attractive features one could ask for. Also the lot on this 100 foot boulevard is destined to be very valuable. The price is as low comparatively as the terms. Let us show you this and other attractive homes we have in all parts of Berkeley as well as the North Oakland district. Many of them can be bought on your terms. Remember also, that we have a well equipped architectural department which will get out plans to your order and will build to suit on your lot or ours, cash or terms. If in the market for a home, look us up and our references.

## The F. R. Peake Company
2127 University av., Berkeley.
Phone B8037.

BUILDING LOT FOR AN ELEGANT HOME. As first payment, 5 room, artistic bungalow, hard floors and walls, cement steps and walks, elegant beardth; 58th st. near cars and ferry; $3,700.
F. BOEGLE, 1725 Broadway, Oakland.

FOR sale (on terms)—3 elegant bungalows of 5 rooms each, just completed, near 40th st. Key Route station; located on 58th st. bet. Grove and Genoa; open Sundays. OWNER, 945 57th st., Oakland.

LEAVING state—What do you offer? 70x256 house, barn, well, orchard, chicken yards, implements; also lot 75x100, chicken yards, berries, house, well. 3724 Maybelle av., Fruitvale, end 38th av.

NEW plastered bungalow—This is just the one you want; north side 65th st. near Tremont, between Shattuck and Adeline; one block S. P and Key Route trains; owner on premises daily. Phone Piedmont 1254.

FINE bungalows, 3½ blocks east of Telegraph av., on 50th st.; also on 44th st., 1 block east of Telegraph av.; good streetcar and ferry service. CHAS. McARTHUR, builder, 392 51st st., Oakland.

EQUITY of $1,400 for $1,100 cash; price $3,500; cottage, 6 r.; high basement; good location, East Oakland, close in. Box 6381, Call. Oak.

FOR sale—Hight grade bungalow, 730 Alcatraz av., near Shattuck, Oakland. Submit offer. OWNER, room 621 Merchants' Exchange bldg., S. F.

FOR sale by owner, 7 room house; large back yard; 35 minutes from ferry by Key Route; 12 minutes to 14th st., Oakland. 614 37th st., Oakland. Telephone Piedmont 4768.

## TORRANCE

CALIFORNIA'S MODERN INDUSTRIAL CITY, located on steam and electric railroads between Los Angeles and its harbor. For information relative to business opportunities, real estate investments and factory sites, write KARL BREHME, 1031-37 Phelan building; phone Sutter 4299.

## FRUITVALE REAL ESTATE

H. BARKMEYER, 1315 Fruitvale av., Oakland.

## LOTS! LOTS! LOTS!

$325.

Three blocks above boulevard and car line, 10 minutes walk from Fruitvale station; best buy in Fruitvale.

$950.

Rustic bungalow of 3 rooms; lot 50x150; all fenced; 1 block from car line; high elevation; beautiful view; elegant summer home; easy terms.

$3,300.

Beautiful new cottage, all modern, 5 rooms and bath, pantry and sleeping porch, with all modern built in conveniences; china closets, built in bookcases and window seat and linen closets; beamed ceiling, high paneled dining room, fireplace, large lot, driveway, garden chicken house and runway; fine lawn and flowers, cement walks, streetwork done, oiled streets; near car line; terms $500 cash, balance $25 per month.

$6,000.

Best speculation ever offered in Fruitvale; 2 houses, one of 6 rooms and the other of 4 rooms, and 21 lots, 525 feet frontage, in upper Fruitvale, 2 blocks from car line. Owner sacrificing to go north.

$7,000.

Business property in East 14th st.; corner lot, 75x125; 2 story building and nickelodeon. This is an estate and must be sold.

For particulars, see

## H. BARKMEYER
1315 Fruitvale av., Oakland, Cal.

HOME INVESTMENT COMPANY,
1946 Fruitvale av. cor. boulevard.
SOMETHING SWELL.

$4,500—Just being completed; elegant 2 story house, 5 rooms and large sleeping porch; very large rooms and large closets, 2 fireplaces, all the latest conveniences; lot 40x130, with garage, fine view; restricted locality; easy terms.

CAN'T BE BEAT FOR PRICE.

$3,200—Just completed; 5 room cottage with the very latest equipments; the most explicit taste shown in finishing and decorations of interior; elegant chandeliers; fine terraced lot, 35x110; street work all complete; very easy terms.

A DANDY.

$3,100—Brand new, 5 room bungalow, with all the late devices; beautifully finished throughout; lot 37:6x100; street work all done; 2 blocks of direct car lines; walking distance of local trains; can make easy terms.

A PRETTY LITTLE HOME.

$2,500—Bungalow, 5 rooms and bath, right up to date; paneling, beam ceiling, china buffet, fireplace, etc., all sunny rooms; south frontage; lot, 2 fine terraces, garage and chicken houses; restricted locality; a bargain.

We also have several others in course of construction; choice locations; will sell on terms to suit purchaser.

Apply to
HOME INVESTMENT COMPANY,
1946 Fruitvale av. cor. boulevard.

H. A. PLEITNER, 954 Fruitvale av., Phone Merritt 449. Fruitvale station, Cal.

$1,800—New and modern 4 room cottage, hall, porcelain bath, basement; very substantially built; corner lot, 40x100 feet; 4 blocks east of S. P. local station; $100 cash down, balance $20 per month; see this; price reduced.

$2,800—New and modern 5 room cottage, hall, bath, mantel, fixtures, hardwood flooring and basement; lot 37:6x100; street work complete; best neighborhood west of Fruitvale av.; convenient to cars and local trains; $200 cash down, balance $25 per month; immediate possession.

$2,200—Cozy cottage of 5 rooms and bath; lot 75x115; barn; fruit trees, berry vines; just above boulevard and close to Fruitvale av.; very easy terms.

$2,250—Very neat bungalow of 5 rooms and bath, fixtures, etc.; lot 37:6x162:6, on nice, elevated ground, right on car line, in best residence district west of Fruitvale av.; part cash, balance mortgage to suit.

$2,800—Modern, 4 room cottage and bath, basement, etc.; lot 100x200, fronting on 2 streets; good well of water; very handy to Hopkins st. car line; easy terms.

$3,000—Modern house of 6 rooms, bath, basement; a very substantial home; lot 50x150, and right in town, near 24th av. above boulevard; street work all done; installments if desired.

H. A. PLEITNER, 954 Fruitvale av.

DO YOU WANT A BARGAIN?

I have a beautiful home, built by day's labor about 2 years ago, everything the best that money could buy; 6 large, sunny rooms, bath, pantry, laundry and very large closets; is right up to date; double floors, good basement; lot 50x146; nice lawn and cement walks, driveway, street improvements all in; high elevation, fine view; 1 block of high school, 100 feet of car line, 5 minutes to S. P. trains; value $4,800. As I have other interests in Michigan and must leave here soon, I will take $3,950 and give immediate possession. Title guaranteed. See my agents,
HOME INVESTMENT CO.,
1946 Fruitvale av.

TWO GOOD BUYS

$2,200—Brand new bungalow of 3 rooms and bath, large living room, gas and electricity; lot 100x150; sewer paid; 3 blocks north of Elmhurst car barn, close to S. P. locals; terms, $100 to $200 down, $15 to $20 per month.

$2,400—New and modern 5 room bungalow; mantel, paneled dining room, gas and electricity; corner lot 40x120; on 35th av., a main thoroughfare; price includes new street work; terms same as above.

HENRY BEHRENS, 1030 Fruitvale av.

## BERKELEY REAL ESTATE

## MAGNIFICENT HOME

$20,000—Magnificent residence in the Kellogg tract, adjoining the university; unobstructed view; no climb; close to Key Route and Southern Pacific and car lines; 11 rooms; roof garden, conservatory, breakfast room, billiard room, hardwood floors throughout, 3 baths, shower, hot water furnace, vacuum cleaner, Ruud hot water heater, large garage with 65 gallon gasoline tank under ground; living rooms finished in curly redwood, specially selected; large lot.

$15,000—Beautiful residence of 10 rooms and large studio in rear; fine grounds; large lot; east of Piedmont av.; close to university.

$4,000—Double frontage lot in Claremont with unobstructed view; no climb; 300 feet to Key Route and car line; 50x138.

## W. J. MORTIMER & CO.
Hotel Shattuck bldg., Berkeley.
Phone Berkeley 3100.

A FEW BERKELEY LOTS AT BARGAIN PRICES.

$1,250—California and Hearst sts., 50x135; street work all completed; S. P. electric passes the property, station 2 blocks away; worth $2,000.

$900—33 1-3x138, opposite Catholic church on Addison st., terms.

$850—Corner lot in West Berkeley; street work all completed; 50x100; 2 blocks from 9th st. and University av. station. This is a genuine pickup. Half cash.

KELLOGG PROPERTY—We are making numerous sales in this rapidly growing tract, adjoining the university. Come and see us for prices and terms.

W. J. MORTIMER & CO.,
Hotel Shattuck building, Berkeley.
Phone Berkeley 3100.

HERE is an opportunity for the man who wants a good place at little cost; 6 room cottage in Carlton st. near Grove; lot 30x130 and in good condition; for sale at only $2,500, on terms of $900 cash and $20 a month; this is centrally located, close to trains, schools and business, and is worth looking into.

To avoid foreclosure of mortgage, we offer a fine, big, 8 room house in Derby st. east of College av. far below its value; it is easily worth $6,000 and could not be duplicated for that amount today, as the house could not be built for less than $4,000 and the land is worth $2,500; it is offered for $5,250; terms, $1,500 cash, balance mortgage at 7 per cent; we have exclusive control and can deliver at this price.

DeKAY & CO., 2000 Shattuck. B. 119.

"WE SELL THE EARTH."

$4,500

Elegant 6 room modern bungalow; every convenience; large lot; near Claremont, Key Route; must be sold; terms.

$5,250

In Northbrae; new 5 room and inclosed deck 2 story house; hardwood floors; cement basement; furnace; elegant view; etc.

$6,500

Modern 7 room house; hardwood floors; large inclosed deck; beautiful view; lot 40x150; Claremont District. This is a bargain; must be sold.

$13,000

Our one best buy. A beautiful 10 room house, with lot 75x148, in one of Berkeley's choicest residence districts. Only reason for selling, owner going east to live on account of business.
JUSTER & BAIRD, 2125 Shattuck av., Berkeley.

HERE'S A BARGAIN! BUY IT!

Eight room house, EAST OF COLLEGE AV., in choice section. MUST BE SOLD TO AVOID FORECLOSURE OF MORTGAGE. It's a good buy at $6,000, but if you will call and see it we will make you a price that will surprise you. Place is in good condition and the mortgage can stand to good buyer.

We have three lots in Dwight Way Terrace that owners want to get rid of. One cost $800, the others $850. You can buy one at $600 and the other two at $650 each. Streetwork, sidewalks, sewers, water, gas and electric all in. Key Route and S. P. stations within three blocks. For the man who wants to buy cheaply and build a home, here is the chance of his life.

DeKAY & CO., 2000 Shattuck av.

FOR SALE:

The best value in Berkeley for the money: near the University and Euclid av. car; splendid marine view; fine oaks; large rooms; 2 sleeping decks; generous fireplace; oak floors; excellent neighborhood; large lot.

MASON-McDUFFIE COMPANY,
Ask for Mr. Price. Berkeley.

$100 CASH and $25 per month will purchase a neat cottage of 5 rooms close to Key and S. P. stations and school, etc.; modern and everything complete; no extra expense at all; price only $2,500; the above monthly payments include interest at the small rate of 6 per cent. W. C. MORAN & CO., South Berkeley.

## BERKELEY REAL STATE
Continued

$4,650—The prettiest 6 room house in Berkeley, just finished; corner lot, with fine bay and hill views; one block to Key Route or S. P. station; oak floors in living and dining rooms; polished floors in bedrooms; woodwork beautifully finished; artistic fireplace; built-in sideboard, bookcases, cozy seat; cabinet kitchen; laundry in basement; plaster exterior. EASY TERMS.

$4,900—Best bargain in southeast Berkeley; 7 rooms, den, attic and sleeping porch; oak floors; two fireplaces; sunny; east of College av.; terms.

THE WARREN CHENEY COMPANY,
Tel. Berkeley 320. 2133 Center st.

20½ acres in Marin county, two miles from electric trains; fine place for some one who wants to raise poultry; about an acre of rich bottom land for garden, 10 acres more tillable, balance pasture; large grove of oaks about the house and good grove of eucalyptus started; chicken houses, barn, etc.; $5,500; terms. DeKAY & CO., 2000 Shattuck av., Berkeley.

SEE our advertisement under Oakland real estate.

## THE F. R. PEAKE CO.
2127 University av., Berkeley.

MUST be sold; center of Berkeley; 5 and 6 room cottages; 1806 and 1810 Addison st., Berkeley; 1 block from new city hall, 5 blocks from university; hardwood floors, elm paneled; only $200 cash required; representative on property; see them today

BEAUTIFUL cor. in Claremont; reasonable. OWNER, 725 52d st., Oakland.

## ALAMEDA REAL ESTATE

ONE of Alameda's most choice homes; must be sold or leased; 6 rooms, sleeping porch, hardwood floors, open fireplaces, archways, verandas. In fact, everything that goes to make home happy, convenient and stylish. Lot 50x150; with lawn, flowers, trees and garage. Owners are bound for the orient and can't take it with them. It must be sold or leased by the 1st, and we don't care at what price or terms.

A beautiful 5 room bungalow; window seats in every room; rooms extra large; every modern convenience; lot 45x130; garden, flowers and lawn; 1 block of station; terms to suit.

Several 4 and 5 room bungalows, new and nearly new; all strictly modern. Prices range from $1,500 to $3,000. Terms, $100 to $600 cash and $25 per month.

Business and residence lots, $800 up, on easy payments. Call or write me. I will show you some bargains.

W. A. TULLOH,
846 Lincoln av., Mastick Station, Alameda.

GREAT BARGAINS.

5 room shingled cottages, 3 of which are unfinished; lawn, flowers, garden and chicken yard; close to station; price $1,500; terms $200 cash and $25 per month. This is a snap.

A beautiful 5 room bungalow; window seats in every room; rooms extra large; every modern convenience; lot 45x130; garden, flowers and lawn; 1 block of station; terms.

Two 4 room modern cottages; price $1,900 and $2,100; terms.

Business and residence lots from $800 up.

7 room sunny bungalow; hardwood floors, open fireplaces, electric light, fruit, garden, flowers, croquet lawn and fountain; lot 75x110; for rent or sale.

7 room house in perfect condition; newly painted; electric lights, modern plumbing; close to cars and station; price and terms to your liking.

Call and see me. I will show you some snaps.

W. A. TULLOH,
846 Lincoln av., Mastick station, Alameda.

SACRIFICE SALE.

Cottage of 5 rooms and bath, completely furnished, with nice lot, in good location, is offered at sacrifice to close an estate. See it Monday. Price $1,750.

FRANK R. NEVILLE,
1511 Webster st., Alameda.

$4,000—Fine 7 room cottage in choicest part of Paru st. (OAK PARK TRACT); finished attic; electricity; furnace, etc. Beautiful grounds with oaks, etc. A bargain. E. M. SHAW, 1504 Park st., Alameda.

LOT 33 by 160; young fruit trees and berries on it; reasonable offer considered. Apply 1610 Benton st., Alameda, or 942 Pacific st., S. F.

## HAYWARD REAL ESTATE

LARGE lots or tracts of half acre or more, best of fruit and vegetable lands; easy terms; free booklets. H. D. ROBINSON, general agent lands of Meek estate, Hayward, Cal.

## CLAREMONT REAL ESTATE

## CLAREMONT

$3,550—Modern up to date, 5 room, cement bungalow in Claremont district; hardwood floors, beamed ceilings, cement basement; east of Telegraph av., close to Key Route. Easy terms.

$5,500—Charmingly located 1½ story bungalow of 7 rooms and 3 sun porches; lot