## BICYCLES AND MOTORCYCLES

Continued excelsior Twin Cyl., \$265; the only motor-cycle that ever attained a speed of 100 miles per hour; old, experienced riders are changing their mounts to Excelsior and leaving their old machines to be disposed of cheap on easy payments. Open 8 a. m. to 8 p. m.; Sundayr iill noon. BENTE & BAUMGARDNER, 154 Market st.

R. S. PIERCE, Emblem motorcycles and bicycles. Cal. agt., J. T. BILL, 357 Golden Gate av., S. F. LOT of second hand bicycles cheap. I. W. HOUCHIN, 1104 Valencia st.

## MUSICAL INSTRUMENTS DLAYER I IANOS

30 CENTS A DAY
Bench and 20 rolls music free.
Your never played plano taken
in exchange at its full value.
Kental pianos 5 cents a day.
HAUSCHILDT'S, 57 Grant av. Opposite Magnin's 57 Grant av.

MUSICAL bargains—Expert repairing; buy and sell. Cal. B. & O. Inst., 40 Haight, st., S. P.; Pk. 850. 3548 E. 14th, Oakland; Merritt 1011. PIANOS rented at half rates during summer season. HEINE PIANO CO., 37 Stockton st. PIANOS to rent; no cartage. BYRON MAUZY, Gold Medal Pianos, 250 Stockton st.

MASSIVE Playola piano, with music; cost \$750 must sell, asking \$375. Phone West 4138. UPRIGHT piano for sale; in perfect condition reasonable, 258 San Carlos av. STORED bargains \$900 player plano, \$225 cash \$250 on time. 37 Stockton st. VICTOR talking machine and records for sale 397 Webster street.

## FURNITURE WANTED

ROEDEFELD buys and sells second band desks, library and office furnishings; complete stock always on hand, 855 Mission st. between 4th and 5th; phone Sutter 1209.

## FURNITURE FOR SALE

SPECIAL Bed and springs complete, \$2.50; \$18 solid oak dressers, thin st. FOR sale—Furniture of 5 rooms, beautifully furnished, all new, with or without plano; no second hand men need apply. 2942 Howard st.

\$1,000 worth of furniture, carpets, ranges and mdse.; all descriptions, McRAE, 555 McAllister. OFFICE FURNITURE

LARGE asst. office furniture at very low prices; see us first. GALLICK, 941-45 Mission st.

TYPEWRITERS AND SUPPLIES VALTER J. WOLF, dealer-Rebuilt typewriters of all descriptions; expert repairing, typewrit-ers inspected and rented; ribbons for all ma-chines; carbon papers and office supplies. 307 Bush st.; phones, Dougles 4113.

ebuilt Remingtons and Smith Premiers, \$25 up; terms; rent 3 mos. \$5. Remington Typewriter Co., 276 Bush st., Oakland, 1527 Broadway. WE sell at \$3 month standard rebuilt Remlingtons No. 7 and Smith Premiers No. 2, guaranteed. ALEXANDER'S, 512 Market st. OAKLAND Typewriter Exchange, 1435 Broadway Oakland, dealers in all makes of typewriters

FOR SALE-MISCELLANEOUS FOR SALE

CYPRESS LAWN CEMETERY, COLMA, SAN MATEO COUNTY Having installed electricity in our pumping plant, we have the following distillate engines for sale:

ALSO TWO CRUDE OIL ENGINES:

One 225 horsepower. One 75 horsepower. Apply to SUPERINTENDENT at cemetery for

ADDING NA. tional cash reg-ISTERS—NEW

Registering from 5c to \$1.95, price \$40; registering from 5c to \$5.95, tape printer, price \$55, TERMS—\$5 down and \$5 per month. Slightly used and second hand registers at hig bargains.

THE NATIONAL CASH REGISTER CO.,

1040 Market st.

FOR SALE—NEW AND SECOND HAND caron and pocket billiard tables, bowling alleys and accessories; bar fixtures of all kinds; easy payments. We trust the people. The BRUNS WICK-BALKE COLLENDER CO., 767-769 Mission at San Francisco.

CAMP FURNITURE,
CANVAS GOODS.
Write for Catalogue.
W. A. PLUMMER MFG. Co.,
37 Front st.



2md Hamd Desks
Special Bargains for Next
Ten Days. Desks, Chairs,
Filing Cabinets, etc.
PACIFIC DESK CO.,
59 McAllister st.; Park 7081

FREE-Furnished Rooms, Housekeeping Rooms, Rooms with Board, To Let and For Sale signs given away to want ad patrons. Ask the clerk for one when you insert your advertisement.

SECOND HAND PIPE ALEXANDER PIPE CO., 1083 Howard st.

SOAPSTONE DEPOSIT FOR SALE. Immense quantity of soapstone for sale; will bear investigation; \$7,500; terms can be had. For further particulars address Box 388, Jack-son, Amador county, Cal. ALL SIZES SECOND HAND WATER PIPE. Best quality standard water pipe and screw cas

SECOND HAND PIPE Largest dealers in standard pipe and screw cas-ing; dipped; prices right; guaranteed first class. PACIFIC PIPE CO., Main and Howard sts. EET of Waverly novels, 12 volumes; Ellot's works, 6 volumes, and 50 miscellaneous books, all in cloth binding, to exchange for disk phonograph records. Or what have you? Box 3503. Call office.

WILL sell or exchange half interest in two polishes now handled by several of the biggest stores; price right to man that will push it. Box 2727. Call office.

SAFE-A good second hand, with burglar proof steel coin chest; snap. 233 California st.

GENTLEMAN'S diamond ring, 2% karat diamond; must sell for spot cash; \$177.50. Call 813 Hearst building, 3d and Market. L. BURGESS, Monday morning.

40 ACRE ranch, near Grass Valley, noted Chi-cago Park belt; all level; cash or exchange, machinery. OWNER, 4081 17th st. REAL STOVE MAN; stoves, water heaters, \$5 up; waterbacks, \$2 up; repairs, jobbing. A. J. MORSE, 816 McAllister st.; phone Mkt. 6360.

CASH REGISTERS.

Big stock second hand Nationals; guaranteed;
cash or time. Cash Mercantile Co., 247 Pine st. PIPE threading machine, Doe mixers, French ranges, steam tables; new and second hand, WESTERN RANGE CO., 532 McAllister st. FLECTRIC vibrator, new, with instruction, carrying case, \$18. Address box 6467, Call office, Oakland.

WALLER st., 1462, near Clayton-Modern sun-ny up to date flat, 6 rooms, bath, large yard,

ELEC. signes, names, cafeteria, pool, club, oyste grill; steam table cheap. 579 McAllister st. HIGHEST PRICE paid for old buildings. RAPID WRECKING CO., 115 Church st.; Market 8264. SAFE-Big second hand steel lined jeweler's safe; snap. 669 Mission st. below 3d.

ELECTRIC vibrator, new, with instruction, carry-ing case, \$18. Address box 6467, Call, Oakland MOTIOGRAPH moving picture mach.; wholesale headqrs. EDWARD H. KEMP, \$33 Mkt., S. F. EDISON AGENCY moving picture machines and stereopticons. GEO. BRECK, 70 Turk st. SAFES, new and second hand, cheaper than ever. THE HERMAN SAFE CO., 126 Folsom st. 00 folding chairs for sale, cheap, at 989 Mission st. Must be sold Monday.

MANTELS-Wood mantels for sale. 2216 Fol-som bet. 18th and 19th. FOR sale—2 bives honey bees and fixing, cheap. 473 29th st.. Oakland. HAIGHT st., 1220, near Lyon-Six sunny rooms; MISCELLANEOUS WANTS

DRESS suits, tuxedos, other good suits bought L. SKOLL. 325 Kearny st.; tel. Kearny 2280

RAILS Roils — RELAYING — Roil

Largest dealers in rails and railroad supplie west of Chicago; rails of all sizes in stock; rail of any length for concrete, building or relayin purposes. Phone Douglas 2410.

S. F. IRON AND METAL CG., INC., Office—256 North Point st.—Yards.

MOVING PICTURE MACHINES MOVING picture machines, all makes; also supplies. G. A. METCALFE, 153 Eddy st.

POULTRY, PIGEONS, ETC. AIREDALE TERRIERS, 7 months old, full pedt gree; related to 15 champions; farm raised great dogs for all purposes, BAYWOOD KEN NELS, Redwood City, Cal., box 592. FOR sale cheap—I white Orpington cockerel and 4 pullets, 10 months old; Owen farm strain, 520 35th av.

GAME fowls, both old and young, 1333 Parker

DOGS, CATS, PETS, ETC.

ENGLISH BULLDOG for sale; good companion; prize winner; cheap. S. F. DOG HOSPITAL, 1371 Fulton st., city. FOR sale—Four male Persian Angora kitten Apply 448 33d av.; telephone Pacific 2176. THOROUGHBRED French bulldog; 4 months registered stock. 705 1st av. Tel. Pac. 636 HANDSOME, pedigreed, tri-colored collie pups. 1504 51st av., Melrose. FOR sale-St, Bernard pups, thoroughbreds. 249

HORSES, HARNESS AND WAGONS BUYERS TAKE NOTICE JUST ARRIVED, FRESH CARLOAD OF GEN LE. BROKE WORK HORSES, weighing from 100 to 1,400; from 4 to 7 years old; also 20

LASTUFKA BROS. & CO. Complete lines of Harness and Saddles. Large Auto Robes at reduced prices. 1659 Mkt.: M. 2975. Wasoms and farm supplies at wholesale; Call or write 1663 Mission st., S.F. UP TO DATE STABLES to rent; 6 stalls; con crete floor. 1530 Golden Gate av. FOR sale—Horse, harness and surrey, GRADE STABLES, 1375 Eddy st.

a saddle horse, saddle, bridle, rlata and spurs.
A. BOWEN, 1421 Buchanan st.

ROOMS TO LET FURNISHED AND UNFURNISHED

BUSH st., 2103-Nicely furnished room, private telephone, for gentleman; no sign. CLAY st., 3388—Furnished rooms, with use of smoking room; plano; open fire; electricity; marine view. CALIFORNIA st., 1507—Sunny, furnished rooms; wall beds, running water; quiet home; \$2.50 up.

FREE-Furnished Rooms, Housekeeping Rooms, Rooms With Board, To Let and For Sale signs given away to want ad patrons. Ask the clerk for one when you losert your advertisement. GOLDEN GATE av., 1038-Sunny, front room electricity, bath, phone; private family; \$7 mo OCTAVIA st., 1226—Nicely furnished, sunny front rm., with or without bskpg., \$15 and \$12 PORTOLA, 1048 LARKIN st. cor. Sutter—Large sunny single rooms; hot bath; \$2.50 week. POLK st., 1736, bet. Clay and Washington— Large, sunny rms., newly furn.; also single rooms.

POLK st., 1625—Newly furnished rooms; steam heat, hot and cold water; \$2.50 up. PINE st., 1790—Very small, sunny rooms, \$1,25 week; also large room; nice, quiet house. STEVENSON'st., 1334A-Nice front room, fur nished, for a lady; rent \$9 per month. TURK st., 140-Sunny room with private bath; single rooms \$2 week up; transient. WILLOW ave., 424, Eddy and Gough-Furnishe room; sunny, bath, electric, walking distance reasonable.

UNION st., 1182, nr. Hyde-Newly furnisherooms; all conveniences; \$6 to \$8 a month. 5TH st. 365-Furnished housekeeping and single rooms; gas and electricity; quiet and clean.

OAKLAND ROOMS TO LET ROOMS FOR HOUSEKEEPING AA—Big room to let to a couple of gentlemen of ladies; also front rooms; reasonable; ever, convenience. 803 Turk st.

BUSH st., 2215-2 nice of furnished front refor housekeeping, all conveniences, \$4 week; 2 sunny single rooms; reasonable. BAKER st., 1824-2 or 3 sunny room hskpg. suites in private family; all conv.; reas. CLAY st., 3383-Nice front bay window room; use of plano; reasonable. DIVISADERO st., 507, nr. Fell-Nicely fur-nished, sunny, hskpg, rms.; also single; \$10 up.

EDDY st., 902—2 nicely furnished, sunny, front rooms, \$14 mo.; single rooms, \$4 and \$5; lower floor.

EASTERN lady wants nice, sunny room; cen-tral location; light housekeeping privilege; per-manent; about \$8 per mo.; Al tenant. Box 447, Call office. ELLIS st., 937—Nicely furnished front room with kitchen; also single room, \$2 per week.

FILLMORE st., 1738—Two room suit, clean as sunny; very reasonable; you must inspect appreciate. FILLMORE st., 624—Front and back parlor, for housekeeping; running water, gas range; also 2 front upstairs rooms, housekeeping, gas range; phone.

FREE-Furnished Rooms, Housekeeping Rooms; Rooms With Board. To Let and For Sale signs given away to want ad patrons. Ask the clerk for one when you insert your advertisement. FRANKLIN st., 1609, near Pine—Sunny bay win-dow front housekeeping room; \$12 month; fine-ly furnished; electricity. GEARY st. 1123, nr. Van Ness av.—Clean, homelike hskpg. rms.; reas.; single rooms for

homelike i gentlemen. GEARY st., 1499—Large, nicely furnished, sur hskpg, rooms; bath, phone, free gas; reas.

MINNA st. 231-Nice furnished rooms in private family. NICELY furnished, sunny room for gentleman, in apartment; fine location; easy walking distance from Powell and Market. Phone Frank-lin 8005. OCTAVIA st., 1257, near O'Farrell—2 basement rooms, \$10; 1 large housekeeping room, \$14; single rooms, \$6 up.

O'FARRELL st. 1159—Beautifully fur. front r., suitable for 2 or 3; run. water; bath; phone; walking distance.

POLK st., 1214, cor. Sutter—Large sunny house-keeping rooms; gas range; \$3 up; single rooms, \$2.50 up; POST st., 1449—Sunny housekeeping room in pri vate family; all conveniences; reasonable.

COTT st., 2040-2 clean, sunny rooms, wit bath, back porch, good pantry; summer rates W. 2014. SACRAMENTO st., 3019, near Baker—Sunny 2 room suites, complete, \$12 up; also parlor suite; reasonable.

SUTTER st., 1464—1 large housekeeping room, kitchenette, \$3 week; 3 conn. rooms, regular kitchen, \$4 week; single room, \$1.50 week. VAN NESS av., 619 Housekeeping rooms at \$2 per week up; also single rooms. AN NESS av., 619—Housekeeping rooms at \$2 per week up; also single rooms.

WEBSTER st., 1953—Housekeeping rooms rent; one room, \$4; two rooms, \$8; one ba ment room. WALLER st., 369-371-Furnished rooms, with or without board: reasonable.

ROOMS AND BOARD OFFERED REE—Furnished Rooms, Housekeeping Rooms, Rooms With Board, To Let and For Sale signs given away to want ad patrons. Ask the clerk for one when you insert your advertisement. LARGE, sunny rooms with fine marine view and first class dining room service. THE WIN-STON, 1217 Jones st. near Sacramento. ROOMS AND BOARD OFFERED

OOMS and board at 1715 Pacific av.; large from room, private bath, couple or 2 gentlemen; ex-cellent table; near fair site. Tel. Franklin 4757. SUTTER st., 1521—Double single rooms, sun, home cooking, plano, reception room, free phone; \$25 up.

CALIFORNIA st., 2423-Nicely furnished rooms excellent board; phones; bath; \$30; rates fo STEINER st. 2204-Large front room, with run-ning water; excellent board; home cooking; reasonable.

NICE, light, sunny front room, corner building suitable for business man. 883 Eddy st.

ROOMS WANTED

ANTED—Room with or without two meals a day, not too far out, by a refined young gentleman; widow's home preferred. Address box 823, Call office. COUPLE want two unfurnished rooms, gr floor. Write I. B. 1312 Powell st.

ROOMS AND BOARD WANTED

APARTMENTS

PIERCE APARTMENTS.

TWO. THREE AND FOUR 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 balls and unsurpassed junitor service.

Rentals \$25 to \$40.

HAYES ST. (No. 6) CARS PASS THE DOOR.

montenero apts.

STEAM HEATED APARTMENTS BEAUTIFUL CASA MADRONA

Built along the restful old Spanish missi-lines around a sunken Italian garden; furnish-or not; 2 to 6 rooms; rents \$30 to \$125. 1 Frederick st. Hayes car (No. 6) passes doo JUST WHAT YOU ARE LOOKING FOR.

Six beautiful 4 room apartments, right in beart of apartment house district and excusive hardwood floors, separate bedrooms, large reception halis (den effect), wall beds, artistic buffets, large closets and dressing rooms, bulltir ironing boards, coolers, china closets, every room large and sunny, beautiful lobby; nothing like these apartments in city; walking distance. The LE NARP APTS., Pine st. between Jones and Leavenworth

RIVERSIDE APTS. In heart of amusement and business districts, San Francisco's handsomest, neatest and most convenient 2 and 3 room spartment house; extra arge, light halls; fast elevator service; sanitary set prooms, private hells; commedium, described throoms: private halls; commodions dressin come; best of service. 50 Golden Gate av., hal lock off Market st. References.

A—CARMELITA APTS., 15th and Valencia sts., 3 blocks from Market st.—Modern. sunny, 2.3-4 room apts.; 2 rms. from \$22.50, 3 rms. \$32.50 up. 4 rms, \$37.50 up; including steam heat, howater, electric light, auto elevator; tel. connections; all large outside rooms; priv. baths, priv. halls. Valencia cars from ferry; tel. Park 2314. MONTENERO APARTMENTS.

SW. COR. BRODERICK and GREEN STS.
Three and four room apartments, just completed; steam heat, hot water, hardwood floors, wall beds, gas ranges, linoleum in kitchen and bath; janitor service; 1 block from Union st. car. Rents reasonable. bath; janitor service; 1 block from Union st.
car. Rents reasonable.
StainWallD, BUCKBEE & CO.,
27 MONTGOMERY ST. TEL. DOUG. 47.

AAAA—THE FRANCESCA, 673 OAK ST.
Modern large 3 room apartments; 2 M. & S
wall beds, dressing room, gas stove and heat
ers; plenty of sun; good location for cars near
Fillmore st.; nnfurnished \$25 to \$27.50; fur
nished \$33. Must be seen to be appreciated.

NORTHERN APTS.

AAA—THE GLADSTONE APTS., 706 Polk st. eor. Eddy—Sunny hskpg. apts.; 1 room, \$15 per mo.; 2 rms., \$27 per mo.; 3 rms., \$35; electric light, hot bath. Phone Franklin 2648. VASHINGTON st., 1501, SAN RAMON APTS.-Four rooms and bath, unfurnished, \$22.50 an \$25; furn. 3 room apartment with bath, \$25. YERBA BUENA APTS., 1114 Sutter-2-3 root bath; furp. complete; hotel service; reference Gates Hotel apts., Fillmore, cor. Geary-Strictly mod.; 2 rms., \$25, sin. rm., priv. bath. \$15 up CATHERINE APTS., 1589 Sacramento-Furn with or without buffet kitchen; rent reas. LAUGHTON apts., 272 9th st.—New, modern ar sunny; 2 rooms; rents \$12 to \$20 per mont

ROOM apartment, unfurnished; very moder wall beds; city steam. 872 Sutter st. DOM furnished apartment until August 1 Pine st., apt. 5. A COLUMBIA APARTMENTS, cor. Ellis and Polk sts.; strictly modern; unfurnished family apartments; references required.

APARTMENT HOUSES FURNISHED

GEARY st., 1214-30 rooms; nicely furnishe housekeeping apartments. Call or phone Franklin 8764.

FURNISHED PACIFIC av., 1720, near Van Ness-Select 2 rm. furn. apts.; sunny and mcdern; \$20 up.

OAKLAND APARTMENT HOUSES 14 room apartment house for sale; lease goe over fair: cheap rent. 2114 Telegraph av. HOTELS

447 EDDY STREET CENTRALLY LOCATED

200 SUNNY ROGMS WITH HOT AND COLD
WATER
ELECTRIC LIGHTS IN EVERY ROOM
FREE BATH, LARGE LOBBY, READING
ROOM, CARDROOM AND LADIES PARLOR ON
GROUND FLOOR.

ATTES 50c TO \$1 PER DAY;
FROM FERRY ALL CARS TRANSFER TO
EDDY ST. GET OFF AT LEAVENWORTH.
PHONE FRANKLIN 3150.

NEW WINDSOR HOTEL 238 EDDY ST.

No. 4 car direct to door from ferry; elty steam heat, boiling water; phone in every room Franklin 3822); elevator service 24 hours; labby; center of shopping and theater districts.

Rates—Room, with private bath, \$1 per day, 55 weekly; with detached bath, \$3.50. Special rates to permanent guests.

hotel cosmos 480 GEARY ST., NEAR MASON.

114 blocks from St. Francis hotel, in theate
and shopping district; superior furnishings; mod
rn equipment; all outside rooms; \$1 to \$2

lay; \$5 to \$9 a week. HOTEL IRIS

93 Golden Gate av. cor. Hyde st.; phone Park 126—A modern hotel, opening on May 1; sunny orner single rooms from \$3 to \$4 per week ooms with bath from \$18 to \$30 per month beclal rates to permanents; transient trade HOTEL AMIES
0-46 MASON ST., half block north of Market,
just opened—Large sunny rooms with steam
heat, hot and cold water ju every room; private and public baths; 50 cents to \$2 per day,
\$2.50 up per week. Phone Douglas 4233.

HOTEL ALMA 5 SIXTH ST., off Market—Newly renova-unny rooms, \$1.50 per week and up; mod oncrete building; beautiful transient rooms. NEW DELMONICO HOTEL, 362 Geary st., Hotel Stewart—Rooms with private bat per week; sultes \$8 week; night service.

HOTEL SAVOY

VAN NESS AV. CORNER ELLIS ST.
Thoroughly renovated; steam heat throughout;
and cold water; elevator service; excallent
disine; sunny rooms. 44 per week and up. E.

HOTEL WINTON 45 O'Farrell—Modern fireproof building; all out-ide rooms; rates (room with bath) \$1.50 day up; ingle rooms \$1 day; weekly rates \$3 up; special ates to permanent guests. Franklin 1988,

HOTEL BUTLER THE GAGE HOUSE

1122 MARKET ST.—New management; modern hot and cold water in every room; half block from postoffice; rates 50c up day, \$3 up weekly Telephone Market 7544. HOTEL MENLO 40 O'FARRELL ST. near Mason—Rooms with stached bath, \$3.50 week up; rooms with pri-ate bath, \$5 a week and up.

HOTEL ANTLERS 344 JONES ST.-Modern fireproof buildin European plan; popular prices. Franklin 1045. HOTEL BELMONT

730 EDDY ST. near Van Ness av.—Single room \$3 up; rooms with bath \$4.50 up per week, Fro ferry take Turk and Eddy car, No. 4. HOTEL TORONTO 910 Geary st. A family hotel; under new anagement; elegantly fur. rooms; good service oderate prices. Phone Franklin 4181.

HOTEL EMPIRE, 111 Taylor cor. Turk—Newly renovated; shopping district; close to theaters day 75c up, week \$3 up, bath \$1 day up. Eddy car at ferry; 3d-Townsend S. P. car to Taylor AA—SUNSET HOTEL, 153 Market st., 1 block from ferry; 200 modern rooms; family and com, trade solicited; 25c to \$1 day; \$2 to \$6 a week.

THE PIEDMONT
948 MISSION; \$2 PER WEEK. DOUGLAS 1473. ABBEY HOTEL, ABSOLUTELY FIREPROOF. 440 POST ST., OPPOSITE ST. FRANCIS. PHONE SUTTER 1830. \$3.50 WK, TO \$5; WITH BATH, \$5.50-\$7.50.

HOTEL MONA 169 PINE ST.—Opened March 1; 100 rooms; hor and cold water; phones; reasonable rates.

Hotel St. George 1259 MARKET ST., NEXT CITY HALL, ony rooms, \$2.50 week up; 50c and \$1 a day.

HOTEL LESLIE Under new management; newly renovated; fine boms, \$2.50 per week and up. 179 O'Farrell st. HOTEL BALTIMORE Van Ness av. nr. Geary st.—American platmily hotel; modern improvements; 100 rooms om and board, \$40 a month up.

HOTEL, ALEXANDER, adjoining St. Francis hotel, Geary st.—Absolutely fireproof; rooms with private bath, \$6 per week and up. THE McDONALD, 550 Eddy st.—Nicely furnished outside sunny rooms, \$2.50 a week up, 50 cents a day up; free bath. AUBURN HOTEL, 481 Minna st.—Modern; hot water, baths, lobby; \$2 week up, 50c day up. HOTEL ALEDA, 1457 Geary st.—Nicely furnished single rms., also housekpg.; \$3 wk. up. HOTEL TROY, 395 Eddy—Large outside sunny neatly furn. rms., \$2.50 up. Car 4 passes door HOTEL EDDY, 225 Eddy st.-64 rooms; hot and cold water in every room; rates reasonable.

STRATTON, 570 O'Farrell st.—Hot and cold wa ter: \$2 wk. up, 50c day: housekeeping allowed OTEL MARTINET, 1103 Geary cor. Van Ness-Single rms., \$2.50 wk. up; free baths; cleanliness a specialty; housekeeping allowed.

HOUSES TO LET

PACIFIC av., 2175—RENT REDUCED; modern and up to date, hardwood floors; 9 rooms, etc. For key or auto to inspect, see THE McCAR-THY COMPANY, 316 Bush st. Phone Doug-las 3715. ELLIS st., 1553, near Fillmore—20 room modern house; rent reasonable; also 4 room up to date flats. \$20.

HOUSES WANTED FURNISHED

MODERN house of about 10 rooms, located on Pacific or Presidio heights, that can be leased for 8 months from September 1 to a most responsible tenant,
SHAINWALD, BUCKBEE & CO.,
27 MONTGOMERY ST. TEL. DOUG. 47.

FLATS FOR SALE FURNISHED

MARKET, Church and 14th-Sunny upper flat o 7 rooms; inclosed porch. Phone Market 5412 MARKET, Church and 14th—Sunny upper flat 7 rooms; inclosed porch. Phone Market 5412.

FLATS TO LET FURNISHED

VE HAVE A LARGE LIST OF DESIRABLE FURNISHED FLATS; FREE AUTOMOBILI SERVICE TO SHOW THESE PLACES.

B. W. BLANCHARD JR. & CO., STH FLOOR HEWES BLDG., 6TH ANI MARKET. PHONE SUTTER 2596. HIGH CLASS, elegantly furnished, 7 room flat, with reception hall, dressing room, 2 bathrooms furnace, Pittsburg heater and one extra sery ant's room in basement; in very fine location, to lease on terms to responsible people only. Apply at 2973 Jackson st.

8 RM., sunny modern, completely furnished for housekeeping; rent \$50. 26 Steiner st. Get key at 28 Steiner st. ASHBURY st., 539, near Haight—Sunny apt furnished flat, 4 rooms and bath; rent reason able; adults. FOUR rooms and bath, furnished on the north west corner (132) Duboco av., cor. Elgin parl HILL, 473—Castro cars; nicely furnished flat, rooms, bath, gas; rent \$18; phone.

BERKELEY FLATS TO LET FURNISHED

FURNISHED upper flat for rent for June and July; 5 rooms; sunny and in good neighborhood; convenient to trains and cars. Apply 2213 Haste st., Berkeley. MODERN furnished 5 room flat; second floor convenient to trains and business; no children Apply 1910 Haste st. Berkeley.

FLATS TO LET

McALLISTER ST., 1702—Sunny cor., 4 r. and b. flat; 2 wall beds; hot wat. heaters; nr. school. \$25.00—700 Octavia, cor. Fulton, new 4 r. and b. apt. flat: sunny, large rms.; large lobby, \$20.00—2837 Lagana, upper mod. 5 r. and b. flat. \$25.00—1522 Jackson, nr. Folk; 4 r. and b.; hardwood floor, steam heat and hot water. O'FARREL st., 2185, at Broderick—\$30; neve occupied; 3 room and bath apt. flats; only tenants; large carpeted lobby, massive comparates, beam ceiling, built in buffet, ventilate dressing rooms, wall beds; every room outside 25-240 Waller st., 6 rooms and bath. \$35-1117 Clement st., new 6 rooms, bath and in closed porch; must be seen to be appreciated 1119 Clement st. near 12th av. BROADWAY, nr. Franklin st.—Fine sunny room flat; hardwood floors; rent \$45 STE LING REALTY COMPANY, 129 Sutter st.

AUTOMOBILISTS—Modern sunny 5 room fla with large private garage; open fireplaces garden, etc. 677 3d av. LEESE av., 25, near Mission and Highland-Up per sunny 3 r., b. flat, gas range, carpets; \$11 GEARY st., 2410B-4 large rooms and bath; large porch and gas; rent \$11.50. STEVENSON st., 1317, half block from Valencia and Market (center of city)—Sunny flats of 3 rooms and bath; only \$12.50. SANCHEZ st., NW. cor. 17th—Sunny corner flats, 4 and 5 rooms; \$14 and \$18. OWNER, 1132 Pine st. LILY av., 452, at Buchanan bet. Oak and Page sts.—\$18; upper flat; 5 rooms and bath.

17TH st., 3656—House of 8 sunny rooms; more ern. Owner at premises or office. WO farge rooms. \$8. 1817% Broadway PAGE, 163-6 sunny rooms, bath and yard; ren \$22.50. Apply 161 Page st. HYDE st., 1:25, near Washington—\$25 to \$42.50; new apt., 3 and 5 rms. and b. each. PAGE st., 1942—Lower flat of 5 rooms and bath, very suppy; \$15. CLAY st., 1564-For rent, nicely furnished flat of 6 rooms. ROVE street, 635, corner Buchanan-Four rooms; \$12.00.

FLATS TO LET

J. W. WRIGHT & CO. ENTS COLLECTED AND OWNERS ABSOLUTELY GUARANTEED AGAINST LOSS FROM TENANTS. FULL CHARGE TAKEN OF PROPERTY.

LET US ADVERTISE YOUR VACANCIES

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.
2440 Van Ness av. near Green st.; 2, 3 and 4
room apartments; steam heat, hardwood floors,
elevator; modern and up to date in every respect.

clevator; modern and up to date in every respect.

BELLEMORE APARTMENTS

1440 Sacramento st., nr. Hyde; under new management; newly renovated throughout; modern 2 and; 3 room apartments; rents \$25 and up; open for inspection;

FURNISHED FLAT

\$65.00—1250 Lake st. near Clay; 7 r. and b.; elegantly furnished; will lease for one year or less to right party.

\$47.50—3010 California st. near Baker; furnished house, 9 r. and b.; yard; electricity; grates

FLATS

173 Duboce av.; apartment flats, newly renovated throughout; modern and up to date in every respect; rents \$20 and up. \$60.00—1286 California st. near Leavenworth; middle flats of 6 r. and b.; modern and up to date in every respect; hardwood floors, \$45.00—1450 Washington st. near Leavenworth; apartment No. 6; 5 r. and b.; yard; electricity; grates; steam heat; hot water; A1

\$40.00—2859 Sacramento st. near Scott; lower 7 r. and b.; social hall; large yard; electric heating.

r. and b.; social hall; large yard; electric heating.

\$35.00—1326 Fulton st. near Divisadero; beautiful light flat of 9 large r. and b.

\$32.50—127 Belvedere st. near Waller; upper, 11 r. and b.; 4 large rooms in attic; yard.

\$32.50—4318 California st. near 6th ax; upper flat of 6 rooms and b.; electricity; grates.

\$32.50—1690 Green st. near Franklin; middle, 8 social st. and b.; yard; electricity; grates, A1.

\$30.00—1410 Broadway, apartment 7; 3 r. and b.; modern and up to date in every respect.

\$30.90—3126 Clay st. nr. Baker; 6 sunny rms. and b.; electricity and grates.

\$30.00—2727 Pine st. near Broderick; lower, 6 r. and b.; large and sunny rooms; yard; grates; A1; newly renovated.

\$30.00—1353 Sacramento st. corner Le Roy place; lower flat of 5 r. and b.; grates; A1; newly renovated.

lower flat of 5 r. and b.; grates; A1; newly renovated.

\$30.00-1945 Eddy st. near Scott; lower, 6 r. and b.; electricity; modern and sunny.

\$30.00-42 Scott st. near Fell; upper flat; yard; grates: newly renovated throughout; sunny.

\$30.00-234 Pierce nr. Haight; upper, 7 r. and b.

\$30:00-1471 Waller st. near Ashbury; middle, 6 r. and b.; yard; electricity; grates; A1.

\$25.00-1263A Lombard st. near Pacific av.; middle, 3 r. and b.; yard; electricity; grates; A1.

\$25.00-1265A Lombard st. near Polk; upper, 5 r. and b.; clegant city and marine view; will be renovated to suit tenant.

\$25.00-2455 Polk st., apartment 10; 2 r. and b.; yard; electricity; steam heat; hot water; wall bed; hardwood floors.

\$25.00-646 11th av.; upper 5 r. and b.; newly respect.

\$25.00-3664 16th st. near Castro; upper, 6 r. and

renovated throughout; up to date in every respect.

\$25.00—3664 16th st. near Castro; upper, 6 r. and b; big yard; elec.; grates; fine finlsh; A1.

\$22.50—3272 20th st. near Folsom; upper, 5 r. and b.; yard; electricity; grates.

\$21.00—1442 Valencia st. near 26th; lower, 5 r. and b.; yard; electricity; grates.

\$21.00—290 Noe st. near Market; 5 r. and b.; yard; electricity; grates.

\$21.850—1805 Eddy st. near Market; 5 r. and b.; yard; grates; newly renovated; A1.

\$18.00—225C 9th st. mr. Howard; upper; yard; elec; grates; A No. 1.

\$15.50—800 Landers st. near Market; upper flat.

4 r. and b.; yard; Peerless bollers; grates.

\$14.00—3774 20th st. near Dolores; lower flat of 4 r. and b.; in good condition.

FURNISHED HOUSE

\$100.00—1629 Bush st.; lower flat of 9 r. and b.; completely furnished; modern and up to date.

HOUSES

date.

HOUSES
\$45.00—1507 Golden Gate av. near Steiner st.;
house of 9 r. and b.; yard; electricity.
\$40.00—1659 Scott st. near Post; 2 story house;
garden: grates; 8 r. and b. and 3 r. in bst.
\$30.00—170 Henry st. near 14th; 7 r. and b.;
newly renovated throughout; modern and up
to date in every respect.
\$25.00—493 Diamond st. near 21st; cottage of 6
r. and b.; yard; electricity; grates; A1.
\$25.00—1914 Lyon st. near Sacramento; 6 r. and
b.; electricity; gas; modern.

\$25.00—1914 Lyon st. near Sacramento; 6 r. and b.; electricity; gas; modern.

MILL VALLEY COTTAGE TO LET
\$15.00—Beautiful camping place near Mill Valley; small house; stable; elegant spring of water; pasture and orchard.

STORES
\$75.00—1870 Union st. nr. Octavia; yard; elec.; plate glass and marble front; 18x60; A1.

424 Main st. near Mission—Fine light loft, upper; contains 4.400 square feet; elevator; rent reasonable.

1097 Sutter st. cor. of Larkin—Store, 30x50 ft., with basement, 20x40 ft.; excellent location for high class tailoring establishment; rent reasonable.

\$25.00—Store on the SW corner of Scott and Eddy sts.; excellent location for drug store; will be altered to suit tenant.

GET OUR COMPLETE LIST OF FLATS
APARTMENTS AND HOUSES
WE HAVE THEM IN ALL PARTS OF THE
CITY.

228 Montgomery st.

J. W. WRIGHT & CO.,

HOUSES TO LET FURNISHED SACRAMENTO, 3848, ur. Maple—Very artistic architect's home; 7 rms.; sun, yard surround; nothing equals it; appeals to the artistic only.

4 OR 5 room modern house; no children; refs. required; reasonable. Phone Sunset 1358. ALAMEDA HOUSES TO LET FURNISHED

NICELY furnished 8 room house facing bay shore, near Chestnut st. station, for 3 months or longer; reasonable. 2031 Clinton av.

OAKLAND HOUSES TO LET SEND or call for our printed catalog. GEO. W. AUSTIN, 1422-1424 Broadway, Oakland. BERKELEY HOUSES TO LET FURNISHED

TWO months, from June 1; fine, 5 room, 2 story house; furnace; grand plano; waiking distance U. C. and S. P., North Berkeley. Address box 4829, Call office. Berkeley. BERKELEY HOUSES TO LET

UNFURNISHED

FOR rent—Fine 8 room modern house; nice loca-tion; \$30. Call at 3027 Adeline st., Ashby sta-tion, Berkeley. FOR reut in Palo Alto-6 room unfurnished house; glass porch; pleasantly located. For terms, apply N. M. DIBBLE, 1116 Bryant st., Palo Alto.

OUT OF TOWN HOUSES TO LET AT ROSS—A completely furnished 10 room bungalow, 2 baths, tel., water, electric light, large fireplace; 2 acres flowers, fruit trees, garage, stable, chicken house; 1 mile east of station; off Laurel Grove; lease 4 to 12 months; reasonable. OWNER, 171 O'Farrell st., city. WANTED—To exchange for certain period, well furnished modern bungaiow of 5 rooms and bath, with glass inclosed sleeping porch, plano and garage in Alameda, close to car and electric train, for equally desirable place in or accessible to city. Box 556, Call office. SAN MATEO—For rent, furnished or unfurnish ideal modern rose covered bungalow; sur southern exposure and fronting on open fie sleeping porch, garage; one block from Pen sula hotel. Inquire at 139 11th av., Haywa park, San Mateo, Cal.

park, San Mateo, Cal.

RIONIDO-For rent, 8 room furnished modern house, 4 bedrooms and sleeping porches; electricity; suitable for two families. Address box 6444, Call office, Oakland. IN PALO AL/TO—House of 9 rooms and bath, furnished complete; garage, fruit trees and berries: 6 mos. or longer. 454 Larkin st., S. F. OUT OF TOWN HOUSES FOR SALE OUT OF TOWN HOUSES TO LET UNFURNISHED TO rent or lease—Elegant 6 room and bath bungalow; near Ramona sta.; 9th st. loop cars; \$25. Apply to owner or phone Sunset 244. S. F.

COTTAGES TO LET FOR rent-Furnished cottage, Marin county; rent reasonable; 4 rooms. Apply 1244 12th av., Sunset dist. COTTAGE—4 rooms, big yard and basement; \$14. \$274 Folsom st.; key at 350 Precita av.

OFFICES AND STORES TO LET ORNER store to lease, also inside store, i side of Polk st.; large, light, spacious; days' free rent to right tenant. Box 393, Cal CALIFORNIA. 40—An attractive suite 3 offices, downtown, best business location, med. bldg., 1st floor; rent reduced; very cheap. BUSH st. 2224, near Fillmore—Good location for bakery or laundry; store, 6 rooms and bath; large basement, oven, stable.

FOR rent—Complete butcher shop is grocery, and fine location. Address 360 Virginia aveity TO LEASE

EASE-5 r. flat, chicken, pigeon, rabbit house fruit and veg. garden. 1437 18th ave. South CITY REAL ESTATE

J. W. WRIGHT & CO.

RENTS COLLECTED AND OWNERS ABSO LUTELY GUARANTEED AGAINST LOSS FROM TENANTS. FULL CHARGE TAKEN OF PROPERTY. MONEY LOANED ON REAL ESTATE.

DOWNTOWN BARGAINS.

\$22,00C—Lot 60 feet front on Turk st. east of Van Ness av.; this is positively the cheapest to the district.

TWO BUILDINGS.

\$12,000—2 flats and residence on Post st. west of Divisadero; lot 47x120.

DIVISADERO ST.

\$11,500—3 flats of 6 rooms and bath each: unusually well built: attractive exterior; rents \$120 per mount; close to Waller st.; bargain

3D AV. RESIDENCE.

\$7,500—New; near Lincoln way; 7 rooms and bath; garage, etc.; if you are thinking of buying a home be sure and see this. SUNSET DISTRICT RESIDENCE.

\$7,250—New residence of 6 rooms and bath; garage, etc.; modern in every way; hardwood floors; vacuum plugs and furnace; close to 3d av.

\$3,500—2 flats of 4 rooms and bath, and cottage of 4 rooms in rear; lot 25x114.

BARGAIN! BARGAIN! BARGAIN!

\$5,500—Attractive home, containing 6 rooms and bath; only half block from the entrance to West Clay park; mortgage of \$3,900 can remain at 6 per cent; owner must sell; SEE THIS AT ONCE.

\$5,500—Cottage of 5 rooms and bath; could be raised and store built in; lot alone is worth \$5,500.

RESIDENCE NEAR LAKE ST. AND 25TH AV.

\$5,500—6 rooms and bath; garage, etc.; located, on best side of street; good marine view; very easy terms.

\$\$000 WORTH INVESTIGATING.

\$5,100—Attractive 6 room residence; unusually well built; hardwood floors; all modern conveniences; garage; we can arrange terms; in the vicinity of 5th av. and California st.

\*\*\*S,100—Attractive 6 room residence; unusually well built; hardwood floors; all modern conveniences; garage; we can arrange terms; in the vicinity of Sth av. and California st.

\*\*MAKE OFFER.\*\*

\*\*S,600—Near Mission st. and Richland av.: 2 flats of 4 and 5 rooms and bath each; owner must sell; make offer.

\*\*\$4,800—Close to B and 15th av.; all street work done; builders, attention.

\*\*\$4,500—Must be sold; 2 flats of 3 and 4 rooms and bath each; lot 25x85; near 12th and Howard sts; make offer.

BARGAIN HOME.

\*\*\$4,250—Cozy 7 room residence, close to 14th and Castro sts.; good surroundings; house unusually well-constructed; lot 26x115; see this.

SOUTH OF MARKET BARGAIN.

\*\*\$4,000—Level lot, 30x94, running through to a rear street; near 10th and Harrison sts.

SUNSET COTTAGE

\*\*\$3,800—Attractive 4 room cottage; will consider exchange for good lot; near 9th av. and Kirkham st.

NEAR SURREY AND HENRY STS.

\*\$3,800—Story and a half cottage containing 6 rooms and bath: lot 25x110.

ELEGANT BUILDING LOT.

\*\$3,750—Only one-third cash; excellent lot, 37:6x 120; 5th av., Sunset.

EASY TERMS.

\*\$3,500—Very easy terms can be arranged; 5 room residence, near 12th av. and M st.; must be sold.

MISSION COTTAGE, CHEAP.

\*\$3,200—Less than \$100 per front foot for lot 40x80 feet in the heart of the city.

SMALL NORTHWEST CORNER

\*\$3,150—Reduced from \$3,750 to make quick sale. Owner an absence and must have money. Jones st.

BARGAIN—BARGAIN

\*\$3,100—6 dats of 4 rooms and bath each, close to Dolores; can be made to pay 10 per cent net; lot 27:1x114. Be sure and see this.

WILL EXCHANGE.

\*\$3,000—Groom cottage, on Corbett av.; bituminized street; in first class shape; will exchange for 2 flats and pay a cash difference.

BUILDING LOT.

change for 2 flats and pay a cash difference.

BUILDING LOT.

\$3,000—Golden Gate av near Baker; 25x137:6; key lot.

\$2,850—Prospect st. near Eugenia: new story and a half cottage of 5 rooms; modern; \$500 cash, balance \$30 a month, including interest at 6 per cent. MUST BE SOLD.

BARGAIN COTTAGE.

\$2,750—3 rooms; near 9th av. and f st.: in good condition; all street work done; lot 25x100.

CORNER ON 20TH AV.

\$1,850—Lot 43x100; not far from Golden Gate park; worth \$2,100; bargain; Richmond District.

TWO ROOM COTTAGE.

\$1,550—Close to 40th av. and Geary; street work done; could be put in first class shape at very low cost.

A BARGAIN.

\$1,550—19th av. near C st.; 27x98; easy terms.

NEAR 36TH AV. AND B ST.

\$1,500 each—2 lots, 35x90 feet each; there is a

\$1,500—19th av. hear to st.; 21335; easy terms.

NEAR 36TH AV. AND B ST.

\$1,500 each—2 lots, 35x90 feet each; there is a turn in these; easy terms.

THIDEN ST.

\$1,500 each—2 lots, 35x90 feet each; nothing offered in neighborhood at a similar figure.

EASY TERMS.

\$1,400—Lot 25x100 feet, on Anza st. close to 38th av.

19TH AV.

\$1,400—Cheapest lot in the avenue; bituminized street; 25x98; easy terms; Richmond District.

LOT CLOSE TO M ST. AND 17TH AV.

\$1,000—All street work done; ready to build on; near corner line.

FIVE LOTS.

\$1,000 each—5 lots, near 12th av. and N st.;

25x100 feet each.

BALDWIN & HOWELL eal Estate — Insurance — Rents Collected Entire management of properties taken, 318-324 KEARNY ST.

MISSION DISTRICT.
TWO FINE FLATS, \$4,300.
Two well built flats in excellent condition.
Fine renting location, 14th st., near Castro;
ents \$40 per month; \$1,800 cash; bank mortage of \$2,500 can remain.

(3555)

O'FARRELL ST. CORNER,
NEAR JONES, \$50,000.
Large corner on O'Farrell st., inside of Leavenworth; 75x90; three frontages; an ideal site for a large apartment house; one of the best renting locations in the city; terms (3343)

PACIFIC HEIGHTS RESIDENCE,
MARINE VIEW, \$25,000.

Sumptuous Jackson st. residence of 3 stories
and basement; garage for two motors; solid
ak finishings, tapestried wall decorations; steam
leat, hot water; attic used as gymnasium or
allroom. Beautiful large lot, 31:6x127:8¼.

Jome in and get complete description. Every
comfort that could be imagined is here and the
price is really cheap.

(3546) GEARY ST. HOUSE,
NEAR FILLMORE, \$5,000.
Dwelling of 7 rooms and bath in Geary st.
block from Fillmore; crackerjack invest

VAN NESS AVE.
LARGE LOT. \$13,500.
Fine lot, 35:9x94:5 feet, with L. giving two
frontages; an apartment house site that is without equal in the city. Cheap! (2978) HARRISON ST.
GOOD LOT, \$2,000.
Lot in Harrison st. near Fifth. Pri
\$2,000 for quick sale. Take advantage
owner's need of cash.

LCANS. We can negotiate a loan for you he properties listed for sale. "OUR LIST" of city real estate for Ju

RICHMOND HEIGHTS 9th and 10 avs., Anza (A) and Balboa (B) Sts.

RICHMOND DISTRICT

BALDWIN & HOWELL

\$6250 A most artistic 6 room residence, with bath; high base panel wainscoting, attractive mantel; builtin sideboard; new aerodrome effect celling; bedrooms beautifully finlahed; eleeping porch.
\$7100 A beautiful study in early English high base in living rooms and reception hall; cross hall arrangement; beamed celling; handsome builtin buffet; pass pantry; bedrooms well arranged; eleeping porch; hardwood floors.

IMPROVEMENT CO. Joseph A. Leonard, Manager 903 Phelan Building.

URBAN REALTY

CITY REAL ESTATE

DEWOLF No. 191 6th av. at California st. \$1,000—Stanyan st., LOT ONLY, 25x100. \$1,000—Cook near Geary, 25x120. \$1,100—Twenty-third av.; terms. \$1,250—Cabrillo st., 25 or 50 feet. \$1,300—Two lots, 23d av. Price each. \$1,500—Thirty-eighth aw; terms. \$1,500—Eighteenth av. near Anza. \$2,250—California street. Well in. DEWOLF REALTY CO., 191 SIXTH AVENUE.

\$6,750—Owner nonresident; will sell at a bargain to realize immediately; 4th av. close to the park and Affiliated colleges; 2 swell flats, brand new and modern; 5-6 r. and b.; rents for \$55 per month; mortgage of \$4,000 can remain if desired; an actual sacrifice. I will submit the best offer made for this property during the next 3 days. Act quickly for a bargain. F. B. SURRYHNE, 128 Sutter st.

THREE BARGAINS.
\$5,750—Modern. 7 room house; key lot, 25x
190, value alone \$3,500.
\$4,150—Story and half cottage; Sunset Heights
District; 5 rooms; fine view.
\$1,800—Cozy cottage, 25x100, 3 rooms and
bath, gas; nested behind Sutro forest. Easy
terms on all,
F. E. MEACHAM, 1410 Haight st.

53,900—Vic. of California and Scott sts.; sub-bay window cottage of 6 r. and b.; nice large-lot; mortgage of \$2,500 can remain if desired. This is the cheapest piece of residence prop-erty in the W. A. F. B. SURRYHNE, 128 Sutter st.

\$500 CASH NEW HOUSES of 4 rooms, bath and large antry; porch; wall bed; mission finish. Pay \$15 month on your own home. CONTRACTOR, ox 3015. Call office.

\$5,900—Washington and Broderick sts vic.; very attractive 2 story bay window residence, 8 r. and b.; very sunny; key lot, 25x100 feet; very easy terms can be arranged if desired; mortgage of \$4,000 can remain 'f desired. F. B. SURRYHNE, 128 Sutter st. Lot for \$5 a month

Close to car lines; sewer, water, gas, etc.; 10 lots left; right in Sunset District; a postal will tell you all. Box 340. Call office. Clement st. business property: leased at 8 per cent net. Land alone here increases 15 per cent per annum, totaling 23 per D. H. THANEL, 546 Clement st.

\$7.500—Presidio Heights, Washington near Walnut; nice house, S. r. and b.; lot 25x127-6 feet; fashionable neighborhood; must be sold to close an estate. F. B. SURRYHNE, 128 Sutter st. NO MONEY REQUIRED TO BUILD if you're paying on a lot or own a lot. We will build for you, and pay us the same as rent. D. HOULE CO., 660 Market st., room 218; hours 12 to 2.

ALVARADO st., 364 nr. Noe-Home of 6 rms.; just completed; garage, sleeping porch; \$590 down, balance monthly. T. GIBSON, telephone Mission 5729. \$4,900—Page st. on the Panhandle, north side of the st.; fine subcottage, 7 r. and b.: garage; lot 25x110 feet; mortgage of \$3,000 can remain if desired; must sell. An unusual opportunity. F. B. SURRYHNE, 128 Sutter st. CITY REAL ESTATE—3 modern flats on Bryant st. near 25th; 5 rooms each; no reasonable offer refused. Phone Mission 3573.

NEW 6 ROOM HOUSES

4120-4140 22d st. nr. Castro; 5750 down.
1735-1747 10th av., between M and N sts.
W. F. ALTVATER & CO., 2565 Mission st.nr.22d. \$7.000—Valencia and 22d sts. vic., north corner; 4 nice flats, 4 r. and b. each; rent \$76 per mo.; lot has a street frontage of neady 110 feet. F. B. SURRYHNE, 128 Sutter st.

JUST COMPLETED
Unobstructed Marine View
Two story residences, sheltered from the winds, and not miles out of town; will give deed on payment of \$250, balance \$35 per month, including 6 per cent interest. Apply on premises, Leavenworth st. near Lombard. Open only after 2:30 p.m. \$4,900—Divisadero and McAllister sts. vic.; 2 flats, 5 r. and b. each; lot 25x100 feet; rent \$32 per mo.; lot worth the money. Sold to close an estate. F. B. SURRYHNE, 128 Sutter.

\$1,750—Shrader st. bargain; lot 25x100 feet; stone sidewalk; street bituminized; small cash payment; bargain. F. B. SURRYHNE, 128 Sutter st. COTTAGES in the Mission; \$100 cash, \$20 per month. K. ANDERSON, 317 Hearst bldg. \$4,750—Bargain lot, California and Hyde: just the thing for 6 small apartments. Act quickly for this. F. B. SURRYHNE, 128 Sutter st.

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

FAIRMEAD For Farmers

On main S. P. R. R., 5 miles from S. F. Rich sandy loam; unlimited water at all times, where alfalfa, berries, fruits and vegetables pay big. 10, 20, 40 acre tracts at low prices and on easy terms. S.000 acres sold within last 10 months to California farmers. Send this ad with your name and address and receive full particulars free. Co-operative Land and

Trust Co. 595 Market st., San Francisco. A Chapce to Save 100%

I am a recent arrival from Texas. Was born aur raised on a farm, and want one in California, Have been over this state pretty thoroughly and have seen some excellent land, but all of it is in tracts too large for me to handle except the subdivision propositions, and they are priced too high. No doubt there are many other land buyers who feel the same as I do. If so, I would be glad to hear from you at once, for I know where there are a number of tracts of as good land as there is in the state, with plenty of water foirigation purposes convenient to transportation, in a thrifty, prosperous community and one with an excellent future.

Subdivision propositions in this section are being sold for 2 3 and 4 times what this land can be bought for.

I want to co-operate with you and save both you and me the immense profits of the subdivision man. This is not a real estate scheme to make money off of you, but I want to save some, and you can do the same by co-operating with me.

The land I refer to is in tracts from 200 acres in one piece, and on easy terms, but the owners will not subdivide.

It will only take a few of us to buy one of these tracts, and you will save from 100 to 200 per cent if you will act at once in co-operation with me.

I got in touch with this land through two bankers, and we will deal direct with them.

Real estate men would chase me to death if I were to publish my name. You can find out who I am by writing box 6404. Call office. Oakland.

HUMBOLDT COUNTY DAIRY RANCH.

HUMBOLDT COUNTY DAIRY RANCH.

250 acres rich bottom land, within 2 miles of heart of city Eureka, Cal., under high state of cultivation; very large and good buildings; 2 silos; abundance spring water piped to buildings and each field; well equipped and popular milk route; \$10.000 worth well bred dairy stock and other personal property; gross annual income about \$15,000; all for \$75,000, on reasonable terms; one of the best dairy ranches in Humboldt county offered at exceptionally low price.

1. M. LONG,

130 F st., Eureka, Cal.

100 F St., Edreka, Cal.

10 ACRES FOR \$1,000
\$15 cash and \$15 monthly buys 10 acres of rich, level land within 3 miles of MarysvillaWE GIVE YOU IMMEDIATE POSSESSION OF THE LAND. Land is suitable for vegetables, fruits, aifalfa, etc. This land is situated in the heart of the most prosperous farming community in Californias NO GROP FAILURES. To investigate is to buy.

EQUITABLE BUILDING SYNDICATE.
FOURTH FLOOR, SECURITY BANK BLDG, OAKLAND, CAL.

PLANT OUT YOUR ORCHARD where orchards grow—in a PROVEN orchard district; send for my FREE HANDSOME BOOK, describing my rich, level 5-acre fruit farms I am selling for only \$590 (whole price). I will sell on NEVER-MISS-IT TERMS of \$50 cash and \$1 a month; rich, level sediment land, fine for ALFALFA, ORCHARDS, POULTRY; only 2 miles to VACAVILLE, the greatest orchard section of the state. Can sell you 5 acres or more. Apply CHAS: L. PADDON, room 138, Lick bidg., 35 Montgomery st. S. F.

RARE chance—360 acres, Sonoma Co., paying income; can be greatly increased; less than \$50 per acre; house, barn, storehouses, cabin and all necessary buildings; wagon, cart, horses, tools of all kinds necessary, etc.; clear of all incumbrance; running water all the year. This year's yield, which promises to be a good one, goes with the sale. No agents, Box 412, Call office.

ALFALFA LANDS

ANTELOPE VALLEY, only 70 miles from Los
Angeles, on S. P. R. R.; 40 to 640 acre tracts;
\$10 to \$45 per acre; 10 years' time, one-tenth
cash; ask for pamphlet.

SOUTHERN PACIFIC LAND AGENCY,
702 Market st., San Francisco.

BEAUTIFUL HOME—15 acres, near Santa Rosa; 8 a. full bearing orchard, 2 a. young orchard, 3 a. hay, 1 a. pasture; good 6 room house, electric lights; barn, 3 poultry houses; horse, wagon, harness, cow, farm tools, 225-hens; everything \$7,000, only half cash. SO-NOMA HOME FINDING CO., 516 Pacific bldg. RANCHES—PENINSULA, STANFORD, LOS ALTOS foothills; choice villa homes near Stan-ford; exchange; see us; 615 Pacific hidg, FREDERIC HEBARD, CLAY st., 1421, at Leavenworth—\$40, new lower 6 rm. light, sunny flat. Information W. B. McGerry & Co., 41 Montgomery st.