## ROOMS TO LET
Continued

EDDY st., 902, near Franklin—Two beautiful sunny furnished attic housekeeping rooms, $10 and $12 per month; all conveniences.

EDDY st., 902—Two sunny front attic housekeeping rooms, $12; also two rooms, lower floor, $8.

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.

FOLSOM st., 2892, near 25th—1 or 2 connecting rooms for housekeeping; furnished; rent reas.

FELL st., 842, near Fillmore—Front and back parlor for housekeeping; also other rooms.

FULTON st., 2442—Apartment, 3 rooms, bath, kitchen, furnished housekeeping; facing Golden Gate park; $20.

FILLMORE, 632, near Hayes—Fine sunny front rooms for housekeeping; phone, bath; $3 to $4 per week.

FRANKLIN st., 1609—Front parlor and regular kitchen; $17 month; electricity; fine; or 3 for $22.50; 2 beds if desired.

FRANKLIN st., 1609—Sunny small attic room; $5 month; housekeeping; man or lady.

GUY pl., 14½—Connecting housekeeping rooms, furnished complete.

GOLDEN GATE av., 1042—Sunny two room suite; also single housekeeping rooms; reas.

HAIGHT st., 507, corner Fillmore—Modesto apts., $12 up; also single rooms; summer rates; quiet and respectable.

HAYES st., 974—Large bay window room and kitchen, laundry, running water; others cheap.

LAGUNA st., 824—Furnished rooms for housekeeping, from $2.50 up. Puritan apartment.

LAGUNA st., 1061—Housekeeping rooms, $3 week up; steam heat, b., laundry. Phone West 6001.

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 Franklin 8005.

O'FARRELL st., 793—Housekeeping, apartment and single rooms; reasonable.

O'FARRELL st., 1264—Two nicely furnished, sunny, housekeeping rooms; all conveniences; reasonable.

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

OCTAVIA st., 1257, near O'Farrell—Two basement rooms, $10; one large room, $14; single housekeeping rooms, $6 to $10.

OAK st., 446—Sunny, clean, nicely furnished rooms for light housekeeping; all conveniences; reasonable.

PORTOLA, 1048 Larkin st., cor. Sutter—Large single rooms for housekeeping; hot bath, phone and dinner, $3.50 per week; also furnished rooms.

POLK st., 1214, cor. Sutter—Large, sunny, housekeeping rooms; gas range; $3 up; single rooms, $2.50 up.

SCOTT st., 2040—Clean, sunny, attic rooms, $1.50 per week; nice for ladies. W. 2014.

SUTTER st., 1464—1 large housekeeping room, kitchenette, $3 week; 3 conn. rooms, regular kitchen, $4 week; single room, $1.50 week.

TURK st., 822—Large sunny furnished room, fitted conveniently for housekpg.; also others.

VALENCIA, 1154—Nicely furn. sunny front housekeeping rooms, bath, range, phone, laundry, $2.50 week.

VALENCIA st., 925—2 sunny rooms; every convenience; also large single room; phone; bath.

WALLER, 1720, nr. park—Private family, apts. for housekeeping; 1-2 rooms; sep. kitchen; $1.50 week up; bath, laundry, janitor service.

5TH st., 374—Housekeeping rooms; $2.50 week up; bath, phone, laundry.

5TH st., 236—Housekeeping rooms; $2.50 week up; bath, phone, laundry.

$14—4 room flat; across from G. G. park; on car line; fine ocean view. 4621 H st.

## ROOMS AND BOARD OFFERED

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.

BAKER st., 1836—Nicely furnished sunny room, with excellent board; free telephone; private family; reasonable.

BRODERICK st., 1611—Food specially and properly cooked for stomach and nervous troubles.

PINE st., 1030, near Taylor—Sunny front room and board; private family.

## OAKLAND ROOMS AND BOARD

BEAUTIFUL HOME, lovely grounds, for aged men and women; best of everything; $1,500 upward for life. 6204 Call office, Oakland.

## APARTMENTS

PIERCE APARTMENTS.
960 OAK ST. CORNER PIERCE.
Just completed, the handsomest, most comfortable and most livable apartments in San Francisco.
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 halls and unsurpassed janitor service.
Rentals $25 to $40.
HAYES ST. (No. 6) CARS PASS THE DOOR.

REDUCED SUMMER RATES
AAAA—COSTS LESS than keeping house at OAKLAND'S REFINED FAMILY HOTEL, KEY ROUTE INN. Noted for its excellent meals and perfect cleanliness; beautiful gardens and children's playground; kindergarten; homelike, with every comfort; all electric trains to S. F. at our door. Absolutely fireproof. Protection A. D. T. system installed. Must be seen. Inspection invited. Half rates for children. Phone Oakland 5924.

JUST WHAT YOU ARE LOOKING FOR
Six beautiful 4 room apartments, right in heart of apartment house district and exclusive; hardwood floors, separate bedrooms, large reception halls (den effect), wall beds, artistic buffets, large closets and dressing rooms, built-in 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.

MONTENERO APTS.
Southwest corner Green and Broderick, in select residence district, one block from Union st. car line; 3 and 4 rooms; hardwood floors, wall beds, gas ranges, electric lights, linoleum in kitchen and bathrooms, steam heat and hot water; ornamental rooms, janitor service; $30 to $35 for 3 rooms, $40 to $50 for 4 rooms. Information on premises. Phone West 2955.

STEAM HEATED APARTMENTS
BEAUTIFUL CASA MADRONA
Built along the restful old Spanish mission lines around a sunken Italian garden; furnished or not; 2 to 6 rooms; rents $35 to $125. 116 Frederick st. Hayes car (No. 6) passes door.

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.

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.
SHAINWALD, BUCKBEE & CO.,
27 MONTGOMERY ST. TEL. DOUG. 47.

A—ST. ALBANS.
1920 Post st., cor. Fillmore.
New apartments; fronts three streets.
Furniture and conveniences the best.
Elevator, steam heat, hot water.
Janitor service; apt. phones.
2 and 3 rooms and bath.
From $25 up.

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, hot water, electric light, auto elevator; tel. connections; all large outside rooms; priv. baths, priv. halls. Valencia cars from ferry; tel. Park 2314.

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

TWELVE 3 room apartments just completed; heating system; hot water; on Dolores st. bet. 19th and 20th; grand view of Mission park; rent $25-$30.

AA—LUCERNE APTS., 786 Sutter near Jones—Elegant sunny apts., complete service, 2, 3, 4, 5 rooms, furn. or unfurn. Phone Frank. 7866.

AA—COLUMBIA APARTMENTS, cor. Ellis and Polk sts.; strictly modern; unfurnished family apartments; references required.

Gates Hotel apts., Fillmore cor. Geary—Strictly mod.; 2 rms., $25; sin. rm., priv. bath, $15 up.

YERBA BUENA APTS., 1114 Sutter—2-3 rooms, bath; furn. complete; hotel service; references.

ST. HILAIRE, Laguna bet. Post and Geary—1, 2, 3, 4 rm. furnished apts., 3 rms., $17 and up.

TWO room furnished apartment until August 1. 955 Pine st., apt. 5.

## APARTMENTS TO LET
FURNISHED

PACIFIC av., 1720, near Van Ness—Select 2-3 room furn. apts., sunny and modern; $20 up.

## FURNISHED APARTMENTS

AINSLEY, 640 Turk—2 room, sunny, furn. apts.; walking distance; $27.50 up. Franklin 5193.

## FLATS TO LET

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.
LET US ADVERTISE YOUR VACANCIES.
PARTHENON APARTMENTS.
2299 Sacramento st. corner Buchanan; elegantly appointed apartments of 5, 6, 10 and 12 rooms, first class in every respect; janitor service; steam heat; hot and cold water; all modern conveniences; rent $65 and up. References required.
LEXINGTON APARTMENTS
1635 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 and 3 room apartments; steam heat, hardwood floors, elevator; modern and up to date in every respect. Rents $25 and up.
BELLMORE APARTMENTS.
1440 Sacramento st. near Hyde; under new management; newly renovated throughout; modern 2 and 3 room apartments; rents $25 and up. Open for inspection.
FURNISHED FLATS
$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—3016 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.
$47.50—2833 Sacramento st. near Divisadero; upper, 7 r. and b.; electric grates; modern in every respect.
$45.00—1450 Washington st. near Leavenworth; apartment No. 6; 5 r. and b.; yard; electricity; grates; steam heat; hot water; A1.
$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 av.; upper flat of 6 rooms and b.; electricity; grates.
$30.00—1410 Broadway, apartment No.2; 3 r. and b.; modern; up to date in every respect.
$30.00—3126 Clay st. near Baker; 6 sunny rooms and bath; electricity and grates.
$30.00—2727 Pine st. near Broderick; lower, 6 r. and b.; large and sunny rooms; yard; grates; A1; large and newly renovated.
$30.00—1353 Sacramento st. corner Le Roy place; lower flat of 5 r. and b.; grates; A1; newly renovated.
$30.00—1945 Eddy st. near Divisadero; lower, 6 r. and b.; electricity; modern and sunny.
$30.00—442 Scott st. near Fell; upper flat; yard; grates; newly renovated throughout; sunny.
$30.00—234 Pierce st. Haight; upper, 7 r. and b.
$30.00—1471 Waller st. near Ashbury; middle, 6 r. and b.; yard; electricity; grates; A1.
$28.50—1493 McAllister st.; lower, 5 r. and b.; modern and up to date.
$25.00—1846 Larkin 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.; elegant 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 renovated throughout. Up to date in every respect.
$22.50—3272 26th st. near Folsom; upper, 5 r. and b.; yard; electricity; grates.
$22.50—1470A Valencia st. near 26th; 6 r. and b.; modern flat, light and sunny.
$21.00—1442 Valencia st. near 26th; lower, 5 r. and b.; yard; electricity; grates.
$21.00—52 Page st. near Franklin; 4 r. and b.
$18.00—2538 McAllister st. near Stanyan; upper, 5 r. and b.; grates; A1.
$15.50—806 Sanders st. near Market; upper flat, 4 r. and b.; yard; Peerless boilers; grates.
$14.00—3774 20th st. near Dolores; lower flat of 4 r. and b.; in good condition.
FURNISHED HOUSES
$250.00—Clay st. near Spruce; elegantly furnished residence of 11 r. and 2 baths; hardwood floors throughout; large garden and lawn.
$100.00—1629 Bush st.; lower flat of 9 r. and b., completely furnished; modern and up to date.
HOUSES
$75.00—345 16th av.; house of 10 rooms, just completed; coal and gas grates; hardwood floors throughout.
$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 basement.
$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.
MILL VALLEY COTTAGE TO LET
$15.00—Beautiful camping places near Mill Valley; small house; stable; elegant spring of water; pasture and orchard.
STORES
1468-9 Valencia st. near 26th; store and 3 living rooms; fixtures complete; front and rear entrances.
$75.00—1870 Union st. near Octavia; yard; elec.; plate glass and marble front; 18x60; A1.
124 Main st. near Mission; fine, light loft, upper; contains 4,400 square feet; elevator; rent reasonable.
1097 Sutter st. corner Larkin; store, 30x50 feet, with basement 20x40 feet; excellent location for high class tailoring establishment; rent reasonable.
$30.00—1468A Valencia st. near 26th; store and 3 living rooms; fixtures complete; front and rear entrances.
$25.00—Store on the southwest 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.
J. W. WRIGHT & CO.,
228 Montgomery st.

SACRIFICE—MUST BE SOLD.
Four elegant flats, always rented; double frontage lot; only $500 cash required; might exchange. Owner on premises, 2365 Tone st. nr. Fillmore, or phone West 6217.

GREEN st., 2843, 2845—Two marine view flats, overlooking exposition grounds; 5 rooms, bath and kitchen each. KERN-NEILAN CO., Inc., 316 Bush st.; phone Kearny 3514.

STEVENSON st., 1317, half block from Valencia and Market (center of city)—Sunny flats of 3 rooms and bath; only $12.50.

STEINER st., 140, near Haight or Fillmore—Cozy sunny 5 room flat; very reasonable.

LEESE av., 25, near Mission and Highland—Upper sunny 3 r., b. flat; gas range, carpets; $11.

WEBSTER st., 436, cor. Fell—2 rooms and bath; sunny; near school; $18; new.

GERMANIA av., 132—6 sunny, elegant rooms and large closets; flat.

SANCHEZ st., 56, near 14th—Light 6 rooms, middle; carpeted; convenient; central location.

PAGE st., 1942—Lower flat of 5 rooms and bath; very sunny; $15.

## FLATS TO LET
FURNISHED

WE HAVE A LARGE LIST OF DESIRABLE FURNISHED FLATS; FREE AUTOMOBILE SERVICE TO SHOW THESE PLACES.
R. W. BLANCHARD JR. & CO.,
EIGHTH FLOOR, HEWES BUILDING, 6TH AND MARKET; PHONE SUTTER 2596.

FOUR rooms and bath, furnished, on the northwest corner (132) Duboce av., cor. Elgin park.

## HOTELS

Hotel Federal
MARKET AT SEVENTH ST.
Just opened; newest and most modern fireproof hotel in the city; right in the center of the theater and shopping district; not a dark room in building; large lobby; entrance from Market and also Stevenson street, opp. postoffice. Rates 75c to $2 per day; $4 to $10 weekly. Special rates to permanent guests. "Live downtown and save carfare." Phone Market 8026.

NEW WINDSOR HOTEL
238 EDDY ST.
No. 4 car direct to door from ferry; city steam heat, boiling water; phone in every room (Franklin 3822); elevator service 24 hours; lobby; center of shopping and theater districts. Rates—Room with private bath, $1 per day, $5 weekly; with detached bath, $3.50. Special rates to permanent guests.

AAA—
HOTEL COSMOS
480 GEARY ST. NEAR MASON.
1½ blocks from St. Francis hotel, in theater and shopping district; superior finishings; modern equipment; all outside rooms; $1 to $2 a day, $5 to $9 a week.

HOTEL WINTON
445 O'FARRELL ST.—Modern fireproof building; all outside rooms; rates (room with bath) $1.50 day up; single rooms $1 day; weekly rates $3 up; special rates to permanent guests. Franklin 1988.

HOTEL COLUMBIA
O'FARRELL ST. cor. Taylor—New, modern, centrally located hotel that appeals to those seeking a refined atmosphere; rates $1 to $2.50 per day; $4 to $10 per week. Phone Franklin 6320.

HOTEL BELMONT
730 EDDY ST. near Van Ness av.—Single rooms $3 up; rooms with bath $4.50 up per week. From ferry take Turk and Eddy car No. 4.

HOTEL TORONTO
810 GEARY ST.—A family hotel, under new management; elegantly furnished rooms; good service; moderate prices. Phone Franklin 4181.

## HOTELS
Continued

HOTEL BALTIMORE
VAN NESS AV. near Geary st.—American plan family hotel; modern improvements; 100 rooms; room and board, $40 a month up.

HOTEL ANTLERS
344 JONES ST.—Modern fireproof building; European plan; popular prices. Franklin 1043.

HOTEL LE FORD
486 GEARY ST.—New and modern; hot water, baths; rooms $3 and up. Phone Franklin 630.

HOTEL MENLO
340 O'FARRELL ST. near Mason—Rooms with detached bath, $3.50 a week up; rooms with private bath, $5 a week and up.

ABBEY HOTEL, ABSOLUTELY FIREPROOF, 440 POST ST. OPPOSITE ST. FRANCIS.
PHONE SUTTER 1830.
$3.50 WEEK TO $5, WITH BATH $5.50, $7.50.

HOTEL LESLIE
Under new management; newly renovated; fine rooms, $2.50 per week and up. 179 O'Farrell st.

HOTEL ST. GEORGE.
1230 MARKET ST., NEXT CITY HALL.
Sunny rooms, $2.50 week up, 50c and $1 a day. Market 3764.

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., one block from ferry; 200 modern rooms; family and commercial trade solicited; 35c to $1 a day, $2 to $6 a week.

THE PIEDMONT
948 MISSION; $2 PER WEEK, DOUGLAS 1473.

HOTEL ALEXANDER, adjoining St. Francis hotel, Geary st.—Absolutely fireproof; rooms with private bath, $6 per week and up.

AUBURN HOTEL, 481 Minna st.—Modern; hot water, baths, lobby; $2 week up, 50c day up.

HOTEL OCTAVIA—Elegant fur. sunny rms.; all conveniences; $2 wk. up; transient. 539 Octavia.

## HOTELS—ROOMING HOUSES

HOTEL MARTINET, 1103 Geary cor. Van Ness—Single rms., $2.50 wk. up; free baths; cleanliness a specialty; housekeeping allowed.

## OAKLAND HOUSES TO LET
UNFURNISHED

SEND or call for our printed catalog. GEO. W. AUSTIN, 1422-1424 Broadway, Oakland.

## COTTAGES TO LET

COTTAGE
Albion av., 59½, rear; 3 rooms and bath; rent $9.

## OFFICES AND STORES TO LET

BUILDING, 25x80, lease or rent; reasonable; suitable for shop. BARR BROS., 136 8th st.

## HOME BUILDING

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

## CITY REAL ESTATE

J. W. WRIGHT & CO.
REAL ESTATE AND INSURANCE.
228 MONTGOMERY ST. (MILLS BUILDING).
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 BARGAINS.
$22,000—Lot 60 feet front; on Turk st. east of Van Ness av.; this is positively the cheapest lot in the district.
STORE AND ROOMING HOUSE.
$11,000—Store with 5 rms. in rear and rooming house of 23 rms.; lot 25x165 through to a rear street; only partially improved; Folsom st., close in.
LANGTON ST.
$8,750—Rents $89 per month; six 3 room apartments, modern and up to date. Would consider exchange for vacant property.
OPPOSITE ALAMO SQUARE.
$8,500—8 rm. res. on Fulton st.; lot 25x100 ft.
DOWN TOWN.
$8,000—Large lot, 45:10x137:6; close to Pacific and Powell sts.; corner of a small street.
A BEAUTIFUL 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.
NEAR 9TH AND FOLSOM.
$7,250—Four 3 rm. flats; hardwood floors, beamed ceilings, etc.; always rented; lot 25x75.
$6,350—Absolutely must be sold; 3 flats of 5-5-6 rms. and bath each; upper flat has 3 extra rooms in attic; lot 25x100 ft.; this is a bargain; Golden Gate av.
SEVEN ROOM RES.
$6,250—Near Pierce and Union; owner anxious to sell; lot 25x137:6; mortgage of $3,000 at 5½ per cent per annum can remain.
CLEMENT ST. EAST OF 6TH AV.
$5,500—Cottage of 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.
MAKE OFFER.
$5,000—Near Mission st. and Richland av.; 2 flats of 4 and 5 rooms and bath each; owner must sell; make offer.
BARGAIN! BARGAIN!
$4,750—2 flats of 4 and 5 rooms and ba. ea.; if renovated and put in shape, could be sold at a handsome profit; near Fell and Gough.
FOLSOM ST. LOT.
$4,500—Lot 25x85; level and ready to build on; close to 6th st.
BARGAIN HOME.
$4,250—Cozy 7 room residence, close to 14th and Castro sts.; good surroundings; house unusually well constructed; lot 26x115; see this.
SIX ROOM COTTAGE.
$50 cash, balance $30 per mo., including int.; 6 room cottage nr. 16th and Lower terrace; full purchase price $4,250.
MAKE OFFER
$4,100—Owner very anxious to sell; lot 27:6x137:6; Union st., close to fair grounds.
EASY TERMS.
$3,500—Very easy terms can be arranged; 5 room residence; near 12th av. and M st.; must be sold.
NEAR BRYANT AND 4TH STS.
$3,200—Less than $100 per front foot for lot 40x80 feet in the heart of the city.
BARGAIN—BARGAIN.
$3,100—2 flats 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—6 room cottage; in Corbett av.; bituminized street; in first class shape; will exchange for 2 flats and pay a cash difference.
YORK ST.
$2,750—2 flats of 4 and 5 rms. ea.; lot 26x100 ft.
BLAKE ST.
$2,700—Five room cottage; lot 25x116. Must be sold.
RICHMOND LOT
$2,400—Near 16th av. and Clement st.; 25x120. Convenient to cars.
$300 cash, balance on easy terms; 5 rm. cottage in Liberty st.; full purchase price $2,000; bargain.
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.
NEAR 36TH AV. and B ST.
$1,500 each—2 lots, 35x90 feet each; there is a turn in these; easy terms.
TILDEN ST.
$1,500 each—2 lots, 35x90 feet each; nothing offered in neighborhood at a similar figure.
19TH AV.
$1,400—Cheapest lot in the avenue; bituminized street; 25x98; easy terms; Richmond District.

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

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

SEE US about some GOOD BUYS
North of Golden Gate Park
Along the GEARY ST. EXTENSION CARLINE.
Worth while looking into NOW.
Three carlines in four blocks.
Sewer, Water, Gas, Cement Walks.
Property graded and ready to build on.
Only a limited number of lots.
LOOK AT THE NEW HOMES
Now nearing completion
on Forty-seventh Avenue
between Cabrillo and Balboa sts.
Offered on VERY LIBERAL TERMS.
Large assortment of LOTS, HOUSES & FLATS in Richmond and Sunset Districts.
ALL ON EASY TERMS.
Call at our
SUNSET OFFICE: Cor. H st. & 7th av.
BEACH OFFICE: Cor. Fulton st. & 49th av.
Open daily, including Sunday.
LIPMAN & HIRSCHLER, 321 Bush st.
Phone Douglas 3644.

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

EXTRA bargain—4 rooms and bath and garage; up to date, brand new, on 19th st. bet. Vermont and San Bruno; sell for $3,200; worth $4,000; terms to suit. Apply G. CAVAGLERI, 593 Potrero av.

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

## CITY REAL ESTATE
Continued

SACRIFICE—MUST BE SOLD.
Four elegant flats, always rented; double frontage lot; only $500 cash required; might exchange. Owner on premises, 2365 Pine st. near Fillmore, or phone West 6217.

HOUSES FOR SALE.
A bargain in the Reis tract: 6 rooms and 2 lots, at 320 Raymond av.; $1,500; one-third cash, balance on easy monthly payments, or $1,450 for all cash. Telephone Mission 2135. G. W. OWEN.

THREE flats, 6 rooms and bath, and garage at rear st., 2 frontages, for sale or exchange; want offer; terms. R. ARMSTRONG, 138 Fair Oaks st.

FOR sale cheap—Seven room house and bath; yard. 3173 24th st. or call at 1207 Lane st. South.

5-6-7 ROOM houses for sale on terms; 17th and A sts. J. ANDERSON, builder.

COTTAGES in the Mission; $100 cash, $20 per month. K. ANDERSON, 317 Hearst bldg.

## COUNTRY REAL ESTATE

ONE ACRE
OF GOOD LAND
WELL LOCATED
Is worth more than
TEN ACRES
Of equally good land
POORLY LOCATED
Go and see the beautiful Clayton Valley lands in the
MT. DIABLO COUNTRY
You can grow anything. Walnuts, almonds, chestnuts, all berries, all fruits, all vegetables. Perfect climate, perfect health conditions; no excessive heat; no malaria.
Only one hour's ride from the bay cities. Our terms will please you.
$14.14
Paid in cash and
$14.14
Paid monthly
Will purchase $1,000 worth of this land. Ask about our lands in the CLAYTON VALLEY.
R. N. BURGESS COMPANY
734 Market st., San Francisco.
BRANCH OFFICES:
1538 Broadway, Oakland.
Walnut Creek. Danville.

GREAT SACRIFICE!
MUST BE SOLD!
73 ACRE, FULLY EQUIPPED RANCH AT A WONDERFUL BARGAIN! It is located near Middletown and is about 90 miles north of San Francisco. The whole 73 acres is the richest sandy loam river bottom soil and is perfectly level. The ranch has 1-3 mile frontage on a live stream with an abundant flow and good fishing the year around. On the main county road, ¼ mile from school and near famous resorts; 7 room house, large barn, chicken houses, all farming implements, wagons, harness, windmill and tank, gas engine and pump, etc., are included. Absolutely the best proposition in the state, as the owner must sell and you can make your own terms and take immediate possession. Will take VERY SMALL payment down from the right party.
FULL PRICE $5,500.
CALL OR ADDRESS THE OWNER,
535 MONADNOCK BLDG.

BARGAINS—Upper Napa Valley, the garden spot of California. Average rainfall 30 inches.
$6,500—13½ acres rich bottom land; living creek; irrigating plant; in strawberries (10 acres) and trees; house, barn; ½ mile R. R.; will sell off 8 acres with improvements, $3,500. No. 688.
$7,000—240 acres; hill and table land; near town; 30 acres vines, trees; good 6 room house, barn; splendid view. See this. No. 345.
$3,250—40 acres, ½ rich bottom, ½ rolling; living trout stream; no improvements; beautifully wooded. Gentleman's home.
$1,200—80 acres unimproved (chiefly) hill land; 7 miles; 6 acres vines.
APPLY CALISTOGA REAL ESTATE CO.
Calistoga, Cal.

U. S. GOVERNMENT
Irrigation Project The Only Thing Of Its Kind In California. Best Land From $50 To $85 An Acre. Soil Will Grow Alfalfa And Everything. 625-627 Monadnock Building, S. F.

FOR sale—80 acres of best land in Stanislaus county; under Oakdale irrigation district; between Oakdale and Modesto; near river bank; raise anything, with good market for all; sacrificed on account of illness; price $150 per acre; never so cheap again; terms. EDWARD JAMES, 920 Washington st., San Francisco.

FREE HOMESTEADS—2,000,000 ACRES
Deeded lands, $8 to $40 per acre; ready for plowing; yields 25 to 60 bushels wheat; finest inland climate; now homeseekers' excursions. Write for literature, IMMIGRATION BUREAU, C. M. & St. P. Ry., Seattle, Wash.

FOR sale—8¾ acre piece, right in the town of Lafayette; 30 minutes from Oakland on the Oakland and Antioch R. R.; mostly bottom land, with beautiful building site; rich soil; plenty of water; easy terms. Inquire at once, box 953, Call office.

ALFALFA LAND, DIXON
20 or 40 acres rich Solano irrigated alfalfa land; easy terms; away under regular price. Box 692, Call office.

$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.

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, 325 Bush st.

SONOMA county farms, small or large, improved and unimproved; good terms. DE ARMOND-BEARD LAND CO., 681 Market, room 805, S.F.

115 acres best fruit land in Sonoma county for a short time; $60 per acre. 3004 Blossom st., Oakland; phone Merritt 1660.

FOR sale—5 room cottage; lot 50x150; at Boyes Springs. Apply JAMES HURLEY, 1498 Market st.

CONTRA COSTA county real estate for sale. Send for list. D. J. WEST, Martinez, Cal.

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

## OAKLAND REAL ESTATE

$200—Lot in Stonehurst; rare bargain; street work, sidewalk, gas, water and sewer. Box 6223, Call office, Oakland.

BARGAIN—Nearly new, 7 room home. 2419 E. 26th st., Oakland.

## BERKELEY REAL ESTATE

ALMOST ½ acre, cozy cottage, very central, North Berkeley; sell cheap, or trade equity $4,500 for income property. Address, OWNER, box 4831, Call office, Berkeley, Cal.

## FRUITVALE REAL ESTATE

A BIG BARGAIN—New 4 room bungalow, strictly modern; lot 30x100; fruit trees, chicken yard and garden; price $1,800; small payment down, balance $15 per month; see owner at once. G. A. BLANK, Lincoln av. and Delmar st., Fruitvale; take Dimond car.

## RICHMOND REAL ESTATE

A— GREAT SACRIFICE.
Am pressed for cash; must sell choice Macdonald av. lot, $1,100, and inside lot, same block, $400; write at once. Box 962, Call.

## HAYWARD REAL ESTATE

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

BEAUTIFUL scenic building lots; also small chicken ranch; good house; fruit trees; city water; east of Catholic church, Hayward; easy terms. See N. S. CRAIG, owner on premises.

## CONTRA COSTA REAL ESTATE

LOTS FOR SUMMER HOMES—Permanent home and camping in Redwood canyon, right on the new Oakland-Antioch railway; $100 and up on easy payments; only 17 minutes from Broadway, Oakland. Send for map. GEORGE W. AUSTIN, 1422-24 Broadway, Syndicate building, Oakland.

## BURLINGAME REAL ESTATE

A COMPLETE CHANGE OF CLIMATE IN 25 MINUTES' RIDE.
Leave the fogs behind. Take a trip to BURLINGAME today. It's an interesting and pleasant ride. Finest train service of any suburban town in the state. A $35,000 school house is being erected. See the beautiful state highway. Ten miles now asphalted. BURLINGAME has no saloons. It's a real home town. BURLINGAME is booming. Values are rapidly advancing. We offer 50 foot lots in BURLINGAME TERRACE for $600. All street improvements, sidewalk, curbing, etc. Terms 10 per cent cash, $10 per month. There aren't many at this price. They won't last long. GO TODAY.
LYON & HOAG,
Burlingame. 660 Market st., San Francisco.

## MILL VALLEY REAL ESTATE

SPECIALIST in Real Estate Bargains. Right treatment. Your interests cared for.
HILL FALLEY,
MILL VALLEY.

## SANTA CRUZ REAL ESTATE

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

## FONTANA

LOCATED on electric line between Riverside and Los Angeles; write for handsome illustrated booklet on orange and lemon growing to KARL BREHME, 1031-37 Phelan building, S. F.; phone Sutter 4299.

## 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.

## SONOMA COUNTY REAL ESTATE

IN the Redwoods; easy terms; ideal place for semi-invalids who would enjoy care of small garden; 150 feet; artistic, sunny bungalow, completely furnished; 7 rooms and bath; stone fireplace; fine veranda; fruit trees, vegetable garden, etc.; charming, healthful climate. E. B. K., 1816 Broadway, S. F.

## SONOMA COUNTY LANDS

WRITE J. W. HORN CO. of Petaluma for large, fee list of Sonoma county bargains.

## REAL ESTATE TO EXCHANGE

EXCHANGE improved city property for unimproved Sunset or Richmond lots up to $20,000. What have you? Box 3382, Call office.

TWO residence lots in Portland, Ore., for property around San Francisco; value $1,500. Box 433, Call office.

## BUSINESS CHANCES

MAN with $600 to take interest in world's fair project. See B. C. INVST. CO., 180 Sutter st., room 311.

ROOMING HOUSE; right in city; lease to 1916; best buy in city; easy terms. See B. C. INVST. CO., 180 Sutter st., room 311.

RESTAURANT; A1 proposition; only $350. See B. C. INVST. CO., 180 Sutter st., room 311.

DELICATESSEN, beer, wines and liquors; good lease; price $1,200; terms. See B. C. INVST. CO., 180 Sutter st., room 311.

40 ACRES of land to trade for ½ interest in saloon. See B. C. INVST. CO., 180 Sutter st., room 311.

BAKERY clearing $20 per day; can be bought cheap. See B. C. INVST. CO., 180 Sutter st., room 311.

$350 handles good paying transfer business. See B. C. INVST. Co., 180 Sutter st., room 311.

$350 handles good paying poolroom. See B. C. INVST. CO., 180 Sutter st., room 311.

SALOON—Complete stock; good lease; $1,500; terms. See B. C. INVST. CO., 180 Sutter st., room 311.

DRY GOODS and notion store; good lease; $3,000; terms. See B. C. INVST. CO., 180 Sutter st., room 311.

$450—Corner grocery and liquor store; two living rooms; rent $16; A1 location; value in sight; fresh stock; a bargain; must sell. W. H. S., 2110A Market st.
Grocery and liquor store, 15 per cent less than inv