CITY REAL ESTATE.

DAVID STERN & SONS, REAL ESTATE Agents and Auctioneers, 323 Montgomery st.
$7600—W. line of Steiner st., nr. Ellis, nice flats of 5 and 6 rooms and bath in each; rents $57 50; lot 26x87:6.
$5500—Nice 2-story, bay-window residence of 6 rooms and bath, Green st., nr. Gough; lot 24x137:6; very cheap.
$7000—N. line of Broadway, nr. Van Ness ave.; 2 houses of 6 rooms and bath in each; rents $60; lot 30x62:6.
$10,000—A NW. corner, 50-vara lot, with 3 house; can be easily improved and made to pay handsomely.
$7000—Howard st., nr. 20th; bakery and plant and house of 7 rooms; lot 30x122:6.
$2250—Alabama st., nr. 26th; house of 5 rooms; lot 25x100.
$5500—N. line 22d st., near Harrison; new house of 2 flats of 6 and 7 rooms and bath in each; lot 25 x100.
$4200—New bay-window residence of 6 rooms and bath, Elizabeth st., nr. Guerrero; lot 23x100.
$35,000—A choice corner on Sutter st., inside of Larkin; paying well; lot 62:6x87:6.
$5500—Shotwell st., W. line, near 22d; 2-story residence of 8 rooms and bath; lot 30x122:6.
$1150—Cottage of 3 rooms and stable; South San Francisco; lot 50x100.
$3500—22d st., near Folsom; 2-story house of 7 rooms and bath; lot 25:6x95.
$2650—State st., near Castro; cottage of 4 rooms and stable; lot 35x100.
$14,000—Pine st., N. line, nr. Octavia; 2-story bay-window residence of 10 rooms; bath, laundry, etc.; street work all done; sold only on account of departure; lot 28x137:6.
$7750—Folsom st., bet. 22d and 23d; 2 flats of 6 rooms and bath in each; rear house of 6 rooms; rents $70; lot 26x122:6.
$3250—Nearly new cottage of 5 rooms and bath; 27th st., near Church; lot 22:8x105.
$2300—Church st., bet. 24th and 25th; 2-story house of 5 rooms; lot 25x75.
$5650—Shipley st., bet. 5th and 6th; corner store and 4 rooms; upper part 8 rooms; rear house of 2 rooms; rents $36; lot 25x75.
$3500—New cottage of 5 rooms and bath; 27th st., near Guerrero; lot 25x114.
$2300—Church st., bet. 24th and 25th; house of 5 rooms; lot 25x75.
$5250—Tura st., near Pierce; 2-story residence of 7 o ms and bath; lot 25x137:6; only $2000 cash.
$6250—Hill st., north line, near Valencia; very pretty residence of 8 rooms and bath, all modern conveniences; port cash; lot 25x114.
$33,000—3 elegant 3-story residences, 9, 12 and 15 rooms each; Clay st., near Polk; rents $200; lot 77x137:6.
$6500—Sacramento, nr. Webster, N. line; 2 flats of 4 and 5 rooms and bath in each; rents $47 50; lot 25x137:6.
$4750—John, nr. Powell; 2 fine flats of 5 and 6 rooms; rents $40; lot 22x100.
$8500—Hayes, nr. Lyon; 1-story cottage of 6 rooms and bath; lot 25x137:6.
$5500—Fair Oaks st., near 22d, house of 2 flats, 4 and 5 rooms and bath in each; 1-story cottage on rear street; rents $46; lot 30x117:6.

BUILDING LOTS.

$12,500—SE. cor. Clay and Laurel sts.; 137:6x127:8½.
$6250—S. line of Jersey, nr. Noe; 6 lots: 150x114.
$10,000—S. line of Erie, nr. Mission; 10x8:11x115.
$3500—NE. cor. Golden Gate ave. and Lyon st.; 46:10x100.
$2550—S. line 26th st., near Noe; 75x114.
$900—W. line of Douglass st., nr. 27th; 50x114.
$4250—SE. cor. Clay and Walnut sts.; 37:6x102:3½.
$8000—S. line California st., nr. Stanyan; 50x100.
$2250—S. line Vallejo st., near Broderick; 25x137:6.
$2500—N. line 27th st., near Church; 50x114.
$3000—E. line Folsom st., near 20th; 25x122:6.
$3000—SW. cor. 25th and Castro; 39x80.
$1500—W. line Castro, near 25th; 25x80.
$8250—North line Vallejo, nr. Laguna; 50x137:6.
$4000—East line of Stanyan st., near Grove; 25x106:3.
$15,000—North line Golden Gate ave., near Pierce st.; 68:9x137:6.
$3000—North line 21st, near Dolores; 30x114.
$1800 each—West line Liberty st., near Dolores; 2 lots; 25x114 each.
$1600—Southeast cor. 24th ave. and Clement st.; 57:6x100.
$2700—West line 9th ave., near Point Lobos; 75x120.
$1400—West line 1st ave., nr. Point Lobos ave.; $100 cash; balance $25 per month; 25x120.
$1250—Southeast corner 24th and Howard sts.; 50x122:6.
$6600—South line Vallejo st., nr. Steiner; 55x127:6½.
$13,750—North line of Washington st., nr. Lyon; 137:6x127:8½.
$1400—North line Filbert st., nr. Octavia; 27:6x85.
$3750—East line Howard st., nr. 17th; 24:6x122:6.
$1400 each—1 to 6 lots on north line 25th st., nr. Noe; several graded and ready for building; 25x114 each.
$1450—South line 18th st., nr. Church; 25x114.
$3900—North line Haight st., nr. Webster; 25x100.
$4250—N. line Oak st., nr. Webster; 25x137:6.

O. P. VON RHEIN & CO., REAL ESTATE Agents and Auctioneers, 524 California st.

IMPROVED.

$50,000—Cor. 6th and Shipley; 75x125; rents $350.
$45,000—Folsom st. corner; 140x245; rents $229.
$35,000—Eddy, nr. Larkin; 2 68:20 to 2 in 50 avenue; fine renting property with grand future.
$35,000—Mission, cor. Willow, with 3 frontages; stores and flats; 3Sx100; total rents $218.
$35,000—Valencia, nr. 19th; 75x100; stores and flats; rents $175.
$23,500—Howard, and 17th; stores and flats; rents $180; 50x95; first-class investment.
$20,000—4th, nr. Harrison; 50x75; stores and flats; total rents $162; worth $200.
$22,500—Brannan and Ritch; 22x75 with L 25x 78 in Ritch st.; stores and flats.
$18,500—Pine and Quincy place; 40x77:6 with L.
$16,000—Mission, cor. Willow; 30x80; rents $80.
$15,000—2 Eastlake residences, each with large grounds; San Jose ave., near 25th; lot 50x175; in the gem locality of the Mission; rents $100.
$15,000—Jackson and Virginia; 57:6x87:6; rents $132.
$12,500—Valencia, nr. 23d; 25x171 to San Jose ave.
$12,500—California, near Larkin; 2 handsome flats; 27x87; rents $87 50.
$14,000—Sansome, near Washington; 25x50; brick building; locality in great demand.
$10,000—17th, nr. Valencia; 25x114; Rondell pl.
$9600—Harrison, near 24th; 25x122:6; house of 5 rooms and in good condition.
$9500—Post, near Larkin; 22:11x120; 3 flats; rents $82 50; always rented; centrally located.
$8000—Guerrero, near 26th; rents $65; 16 rooms.
$8500—Jackson and Broderick; 3-story brick new cottage, 8 rooms, sunny, patent walks, etc.; cheap.
$7800—Clay, near Mason; 28x120; house, 8 rooms and bath; fine rental property; rents $60; lot 30x137:6.
$6000—Tehama st., near 5th; 25x75; rents $58.
$6000—Natoma st., near 1st; 35x80; rents $45; rooming-house of 16 rooms; 1 bath.
$7000—Sutter st., near Dupont; 60x100; this is sold to close out an estate.
$6250—California st., near Baker; 8 rooms and bath; finest residence street in city.
$5500—Richland ave., near Holly Park; 50x100; double house in course of construction.
$4900—Laguna st., near Union; 2 flats; rents $44.
$4000—Natoma st., near 11th; 25x80; front and rear houses; total rents $425.
$4500—Jersey st., bet. Diamond; 50x114; 6 rooms.
$3300—Dorland st., near Guerrero; 25:8x115; small house in good condition.
$2750—Parker, near Columbia; 25x100; 7 rooms.
$2750—NE. Noe and 29th; 30x101:6; cottage house; 5 rooms; good prospective business corner.
$2600—Harrison, nr. 25th; house of 6 rooms; must be sold; 25x112:6.
$3500—Ritch, nr. Brannan; 25x75; tenements; rents $35; a good 1-per-cent investment.
$2800—Clipper, nr. Church; 25x114; 5 rooms.
$6250—5 acres at Park-place Station, Alameda; with house, 4 rooms; good bearing land.

UNIMPROVED.

$35,000—Cor. Jackson and Laguna; all graded and ready to build on; fine marine view; 55x137:6.
$30,000—California, nr. Taylor; opposite Crocker's and adjoining the new mansions of Sherwood and Towne; only lot on Nob Hill left; 68:9x137:6.
$18,000—Stockton and Chestnut; 137:6.
$13,500—Cor. 21st and Folsom; all sewered; 90x 95.
$9000—Cor. Sanchez and Duncan; 114x160; all level and ready to build on; streets in first-class condition.
$10,500—O'Farrell and Laguna; 50x90.
$8500—20th and Treat ave.; 25x110; good for stores.
$1800—20th, near Church; 75x100; in 3 lots.
$3300—Castro and Clipper; 39x80; business cor.
$1300 each—Jersey, near Castro; 3 left.
$3250—Page, near Clayton; close to park and in finest locality for a home; make offer.
$3100—Cor. Bst. and 31st ave.; as a whole or in 7 lots; fine marine view.
$2500—Cor. Chestnut and Dupont; 37:6x87:6; in Al condition; good business corner.
$2400—Cor. 19th and Diamond sts.; just the lot for store and flat.
$2600—Cor. Army and Guerrero sts.; fine business locality; 25x80.
$2100—Guerrero st., near Army; 25x80.
$2000—Liberty, near Noe; 50x114; sunny belt.
$1750—Noe st., near 18th; 25x105; look at it.
$1250—Elizabeth st., near Diamond; 25:8x114; all sewered and macadamized.
$500—Lots 17 and 18, Block 12, Flint Tract.
$1150—Hampshire st., near 20th; 26x100.
$1000—Lots; Eureka st., near 21st; 25x87:6.
$900—Lots; 21st, near Diamond; 25x125.
$1000—7th ave., near H; 25x120; good buy.
$850—Lot 22, Block 8, College Homestead.
$200 each—Lots south of park. oc12 1m SuTh

$12 000. 160 ACRES; FINE REDWOOD, 1½ miles from Susanville.
$3 per acre—30,000 acres in Sutter County.
$10 per acre—1500 acres of sugar-pine in Mariposa County.
74½ acres, adjoining Santa Rosa: all improved; will exchange for city or Oakland property.
$18,000—300 acres; 4 miles from Sacramento; 60 acres in fine table, wine and raisin grapes; will exchange.
$9000—30 acres in fruit, adjoining Sebastopol, Sonoma County; a great bargain; call and get particulars.
$50 per acre—840 acres of fine grain land; all level; 2 sets of houses; 4 flowing wells; will all be in grain; 25 miles from San Francisco; will exchange; a very great bargain.
2420 acres; 4 miles from railroad depot; 300 acres rich bottom land; balance low hills, just fitted for fruits; see the price; only $32,000 for the whole.
Beautiful homes; small tracts in Sonoma, Mendocino, Lake, Marin, Napa and Humboldt counties. N. W. SCUDDER, 634 Market st.; branch office Petaluma. oc26 7t

$21,000. FINE FLATS, NR. LAGUNA AND Bush; 2 Bell sts.; 2 fronts, pays over 10 per cent; building new and in first-class condition; full particulars at office of ROBERT J. MERCER, 513 California st. oc26 3t SuWeSu

$3000. JACKSON ST., COR. CHERRY; LOT 32:2¼x117:9; magnificent marine view; call at once for this bargain. ROBERT J. MERCER, 513 California st. oc26 3t SuWeSu

$1850. WASHINGTON ST., NR. CHERRY; large lot 28:5¾x127:8¼; this location is improving rapidly and will soon be worth $100 per front foot. ROBERT J. MERCER, 513 California st. oc26 3t SuWeSu

$11,500. FIRST ST. COR. OF FREDERICK; lot 80x72; with three buildings, of store and tenements; rents for $89 per month; very close to Mail Dock, and will improve rapidly. ROBERT J. MERCER, 513 California. 26 suwesu 3t

9 LOTS ON CAST. BET. 37TH AND 38TH AVES.; 9 240x100; only 1 block from the park; look at these. ROBERT J. MERCER, 513 California street. oc26 SuWeSu 3t

$300 CASH; WHOLE PRICE $1000; JERSEY st., near Diamond, 1 block from from cable; 25x114; the cheapest lot in the Mission. ROBERT J. MERCER, 513 California. 26 suwesu 3t

$12,500. MASON ST. NR. BROADWAY; lot 68:9x68:9; 5 houses; rents $103 per month; improving location. ROBERT J. MERCER, 513 California st. oc26 SuWeSu 3t

$7000. FINE RESIDENCE ON ESSEX ST. near Folsom; lot 47x87:6; two-story bay-window house in first-class condition; rents $45 clear. ROBERT J. MERCER, 513 California street. oc26 SuWeSu 3t

$850. SANCHEZ ST. NR. LIBERTY; 28:6x 105; will make terms. ROBERT J. MERCER, 513 California st. oc26 SuWeSu 3t

LOT, 25x112:6, ON DEVISADERO ST., NEXT cor. Fell; make an offer; cheapest lot on this growing street; plan all ready for building store and flat; will rent for $70; price $4000.
Business corner, 25x75, on Gough st., bet. Hayes and Oak; $6500. ROTHERMEL & CO., 18 Montgomery st. oc26 3t

$150 EACH FOR 2 FINE LEVEL LOTS AT Lake View, on line of Market-st. extension.
$550 only, for large corner, 48x119, on San Bruno road, worth double.
$500 for 4 fine level lots near Silver ave. ROTHERMEL & CO., 18 Montgomery st. oc26 3t

IRVINE & KLEIN OF UKIAH, DEALERS IN all kinds of town, farm, ranch and redwood timber property; investigate titles; attend to any business placed in their hands for non-residents; references to any responsible citizen or firm in Mendocino County, Cal. se3 tf

ARE YOU LOOKING FOR A HOME? BUILD IN Lakeview. oc7 tf

CITY REAL ESTATE.

CHAINWALD, BUCKBEE & CO., 407 AND 409 Montgomery st.

INVESTMENTS.

$35,000—Turk st. corner; 3 stores and 6 flats of 5 and 6 rooms and bath each; rents $218.
$9500—Church st., bet. 26th and Army; well improved; store with flat above and house of 8 rooms and bath; rents $70; lot 56x80.
$11,000—Bush st., corner; 137:6x137:6 less L 68x68; frame improvements; rents $235.
$36,000—Ellis st. investment; new improvements; rents $260.
$18,000—California st.; flats; sunny side; 8, 8 and 9 rooms and bath each; rents $135.
$6000—Pacific st., nr. Jones; front and rear house; rents $50 50; lot 25x147:6.
$7500—Broadway, bet. Larkin and Polk; flats of 7 and 8 rooms and bath; rents $55; lot 26:6x137:6.
$16,000—New modern flats on Pacific Heights; 7 and 8 rooms and bath; electric bells and all modern conveniences; stone sidewalk and bituminous rock street; marine view; lot 34:4½x137:6.
$6500—Van Ness ave., NW. cor.; 2 dwelling houses; rents $130; a very cheap piece; particulars at our office.
$60,000—California st. investment; downtown; 3-story brick building; rents $300 per month.
$125,000—Market st., cor. 11th; 68:9x127:6; directly opposite Van Ness ave.; this is, without exception, the cheapest piece of property that is for sale on the street.
$27,500—Drumm st., close to Market; lot 30x70; with old improvements; should be improved with brick and will pay handsome income.
$4000—Clara st., bet. 5th and 6th; good house containing 3 tenements; rents $4.; lot 25x80.
$5850—Union st., N. line, nr. Laguna; store with flat above, with rear house; rents $52; lot 25x137:6.

HOUSES AND LOTS.

$15,500—Sacramento st., bet. Scott and Devisadero; beautiful new residence of 9 rooms and bath and finished in hard wood; some sidewalk; lot 50x 127:8.
$8000—Pine st., near Baker, residence 10 rooms; bath, laundry, servant's room, etc.; tiled fireplaces, plate-glass windows, electric bells, etc.; lot 25x137:6.
$6500—Bush st., bet. Powell and Mason; 2-story house of 11 rooms and bath; lot 25x120.
$11,000—Pine st., sunny side, bet. Buchanan and Webster; of beautiful design; 9 rooms and bath and finished basement containing 3 rooms; stone sidewalk; street bituminous rock; lot 25x137:6.
$7500—Guerrero st., near Ridley; 2-story house of 7 rooms and bath; lot 21x80.
$15,000—Dolores st. residence, large lot 65x 117:6; house of 10 rooms and bath; stable for 3 horses; beautiful garden.
$8500—Post st., near Octavia; 2-story and basement house of 10 rooms and bath; stone sidewalk; lot 25x100:10.
$4000—17th st., bet. Church and Sanchez; neat house 5 rooms and bath; rent $22 50; lot 25x114.
$6500—Webster st., bet. Clay and Washington; 2-story modern house of 9 rooms and bath; stone sidewalk; lot 2:6x90; this house is a big bargain; will rent for $50.
$6500—Clay st., sunny side, near Devisadero; modern 2-story house of 8 rooms and bath; lot 27:6x127:8¼; cheap.
$3600—Reduced from $1000; new cottage on 26th st.; 6 rooms and bath; stone sidewalk; lot 25x90.

UNIMPROVED LOTS.

$3000—Jackson, nr. Baker; 27:6x100 feet; cheapest lot in district.
$3300—Lake st. and 12th ave.; NW. cor.; 77x120.
$1950—20th ave., near Lake st.; 75x120.
$2500—Polk st., near Green; 37:6x100.
$500—Haight and Shrader sts.; SE. cor.; 34:7x 100.
$750—Haight st., bet. Cole and Shrader; 2 lots, each 25x100.
$2250—Waller st., bet. Cole and Shrader; lots 25x 100.
$500—Fillmore st., near Oak; 25x100.
$950—Presidio Heights; 50-vara; N. side Jackson st.; 137:6x275.
$15,500—Mission st.; corner; very cheap; 65x115.
$4250—Reduced from $5000; Eureka st., near 18th, close to Market-st. Extension; cheapest lot in the district; 74x125.
$10,500—Hayes and Scott sts.; SW. cor.; 75x100.
$2500—Jessie st., near Fifth; 25x100 feet.
$5000—N.W. cor. Church and 15th sts.; 25x100.
$2500—Pierce st., near Green; 25x100.
$31,000—Jackson and Laguna sts.; NE. cor.; 80x 139:6.
$3000—Oak st., opposite Golden Gate Park; 25x 110; cheap.
For complete list call at office of SHAINWALD, BUCKBEE & CO., 407 and 409 Montgomery st.

FOR SALE BY JOHN FRODE, 220 MONTGOMERY st., opp. Safe Deposit, Real Estate, Renting of Houses and Collection of Rents.
$3250—Splendid lot on Valencia st., nr. Army; 60x164; big speculation in this.
$5500—A very good grocery corner on 25th st., near Dolores; an improving neighborhood; store and 12 rooms and bath upstairs; lot 25x 102; rent $35.
$10,000—Fine business corner on Webster st., 1 block from California; 2-story and basement; store and 5 rooms on the first floor; 2 flats of 4 rooms and bath each upstairs and 5 rooms in basement; lot 27:6x137; rent $57.
$3250—Devisadero st., near Haight; lot 25x106:3.
$30,000—Eddy st., near Market; 30x137:6.
$2400—Stevenson st., nr. 14th; 25x85; 1 or 2 lots.
$2500—Clipper st., near Church; house, 6 rooms; lot 26x114; rent $15.
$6250—Larkin; 2 flats; Natoma st.; new bay-window double flat, 9 rooms and bath; 25x75.
$5000—Rent $50; Tehama st., near Sixth; double flat.
$11,000—Large lot, 63x400, corner Dolores and Dorland sts.; will cut up into 14 lots; very cheap.
Reduced from $2800 to $2500—Louisa st., near Third; 2-story house, 6 rooms; lot 20x70; rent $16.
$10,000—Mission st., near 6th, 2 fine bay-window houses (rooms and business); lot 50x85; rent $170.
$40,000—A very fine corner on Mission st.; 3-story, 3-flat; 6 rooms and bath each; upstairs; and two 4-room cottages; lot 65x100; rents $215.
Reduced to $24,000—Cor. Geary and William sts., 4-story bay-window house of 27 rooms; lot 28x 92:6; rent $300; the lower floor can be arranged for a store and rent be brought up to $175.
$30,000—Fine large lot, 70x100; Folsom st., NW. side, near 8th, running back to Clementina; well adapted for manufacturing business.
$20,000—Clay st., near East; 2-story fire-proof brick warehouse; lot 25x137:6; rents $100.
$25,000—Fell st., near Gough; 4 fine 2-story; lot 82x120; well located and always rented.
$21,000—Sutter st., adjoining Grand corner property on Post st.; 3-story bay-window, new house; 2 stores and 4 flats upstairs; lot 38x62:6; rent $200.
$16,000—Fine flats, nr. Market, on Sutter st., near Laguna; 2 double flats, 2-story bay-window in front and two 2-story in the rear; lot 68:9x137:6; rent $178.
$24,000—Rent $200; Haight st., near Fillmore; 2 stores and 8 flats; lot 50x120.
$19,500—Haight st., north side, near Pierce; 2 fine flats of 7 and 6 rooms; bath and all modern improvements; lot 25x137:6; rent $65. oc26 SuWe tf

T. P. RIORDAN, 632 MARKET ST., WEBSITE T. Palace Hotel, Rooms 25 and 26.
$26,000—130x116; 16th st., near Guerrero; 130 feet front on 16th st., with 2 houses; this is a fine investment, as there is a great future to 16th st.
$16,000—122:6x95; NW. cor. 24th and Harrison sts.; street work completed and cable cars running.
$4750—25x75; California st., between 10th and 11th, with fine 2-story and basement of brick front and rear cottage and basement; sewering, etc., completed; rents $50; must be sold.
$1000—26:8x114; Army st., near Sanchez, with $300 worth of improvements; bargain.
$2200—9 fine lots in Bay View Homestead.
$2200—25x115; on Henry st., close to Market and Sanchez.
$15,000—Cor. 50x80 ft., with good improvements for rent; full particulars at my office.
$75,000—Fine large business corner on Third st., near Market.
$4500—25x95; N. side of 18th st., near Mission with nice 2-story of 7 rooms and bath, basement etc.; this is a bargain.
I have also fine dwellings in all parts of the city, with all the latest improvements; also several fine business pieces near the center of the city, to suit purchasers. T. P. RIORDAN, 632 Market. 26 SuTu

$115 PER LOT ONLY FOR 13 LOTS; NEAR great Ocean Boulevard and Market-st. Extension; only three days only. J. T. HAWES 38 Montgomery st. oc25 3t

$1150. LEVEL LOT; 25x100; E. SIDE OF Sanchez st., N. of 29th; street work done; $750 cash. Apply in store adjoining. o25 7t*

THE EVENING BULLETIN, PRICE REDUCED 1 to 15 cents per week, delivered by carrier to any part of the city: the Bulletin is the best, oldest and largest evening paper published on the coast; orders by postal-card or otherwise will receive prompt attention. Office 622 Montgomery st.

$3500. HALF BLOCK OUTSIDE LANDS; 300x240; on 26th ave., south of park. J. B. WHITCOMB, 302 Montgomery st. oc24 4t

$400. 25x100; O'NEILL & HALEY TRACT, lot 3, Block 292; on 14th ave., bet P and Q sts. J. B. WHITCOMB, 302 Montgomery. oc24 4t

$13,000. UNIMPROVED; ON McALLISTER st., NW. cor., E. of Fillmore; business locality. J. B. WHITCOMB, 302 Montgomery street. oc24 4t

$4250. 30x137:6; S. SIDE OF PAGE ST., 162:6 E. of Devisadero; splendid lot; bargain. J. B. WHITCOMB, 302 Montgomery. 24 4t

INSIDE PROPERTY FOR SALE—88:9x137; magnificent view of bay; 17 minutes from ferry, 12 minutes to Market and 7th sts.; 1 block from 2 lines of cable-cars; price $7000 cash. Apply this office. oc23 4t*

BARGAIN—LOVELY HOME; FINELY FURnished; 10 rooms and attic; nearly new; sun every room; view three-fourths of city, bay, island and Alameda. Address A. A., Box 86, CALL Branch Office.

CALIFORNIA CHEAP HOMES—WE CAN LOcate 10,000 families on Government land; charges moderate for showing the land. C. H. STREET & CO., 415 Montgomery st., San Francisco, Cal. se14 tf

LOTS SOUTH OF THE PARK, $25 down, $10 monthly installments; near Grand Ocean Boulevard and convenient to proposed extensions of Market and 16th sts. cables. Will advance 100 per cent in a short time. MARR, ALLEN & WILL, 628 Market st. oc19 tf

$500. LOT 60x135, IN BERKELEY; SIDE walked; $50 cash, $10 monthly.
$200—Lot 25x120; $20 cash, monthly.
$450—Lot 40x120; sewered and sidewalked.
$400—Lots on $5 monthly payments.
$300—Lots on $3 monthly payments.
$300—Lots on yearly payments. Send for maps. CHAS. A. BAILEY, owner, removed to 20 Montgomery st. oc12 tf

$1 PER WEEK WILL BUY A LOT IN THE railroad junction town of Sanger. PATTISON & SON, 630 Market st. se6 tf

$1 PER WEEK WILL BUY A LOT IN THE junction-of-lines town of Sanger. PATTISON & SON, 630 Market st. se6 tf

WHY PAY RENT? I HAVE PROPERTY IN ALL parts of the city on which I will build you a house according to your own plan on monthly installments equal to rent. For particulars apply to L. LANDLER, Builder, 228½ Montgomery. oc19 tf

FOR SALE IN MONTHLY PAYMENTS EQUAL to rent, new 2-story house 8 rooms and bath, and 2 elegant cottages 5 rooms and bath and all latest improvements; just completed; half a block from cable cars; must be seen to be appreciated; fine neighborhood. For further particulars apply to owner and builder, L. LANDLER, 228½ Montgomery st. oc19 tf

FOR SALE IN MONTHLY PAYMENTS EQUAL to rent, new 2-story house 8 rooms and bath, and 2 elegant cottages 5 rooms and bath and all latest improvements; just completed; half a block from cable cars; must be seen to be appreciated; fine neighborhood. For further particulars apply to owner and builder, L. LANDLER, 228½ Montgomery st. oc19 tf

$400 CASH, BALANCE SMALL INSTALLments—4 and 5 room bay-window cottages, only 2 blocks from Howard, Valencia or Mission st. cars; also 5-room, modern bay-window cottage, with bath, laundry, large basement, driveway, stone sidewalk, etc.; 218 29th st.; terms to suit. Apply to NELSON & HAMERTON, Builders, 327 29th st. oc19 tf

IN MONTHLY PAYMENTS EQUAL TO RENT; I make your own terms; new 2-story house; just completed; 8 rooms and bath; half block from cable-cars; one block from Market and close to neighborhood. Apply to owner, L. LANDLER, 228½ Montgomery st. se28 tf

$7300. TERMS TO SUIT BUYER; NEARLY new 2-story and basement house, containing flats or residences of 8 and 9 rooms each; marine view that cannot be obstructed; substantially built and finished which will be guaranteed; electric bells and gas attachments, speaking tubes, handsome mantels, cement garden walks, front and rear; laundry and high basement; fancy fences and cement sidewalk; street newly paved and accepted by the city; lots 26:6x91:6 and 23x137:6. Buchanan and Vallejo sts. oc19 tf

$5 MONTHLY AND UPWARD, BERKELEY. $250—30x135, sidewalked.
$350—Corner, 40x102; fine view.
$350—32x125; 1 block from station.
FRELETS & RICHARDS, land owners, 11 Montgomery st., S. F., and opp. Berkeley Station. 12 tf

REAL ESTATE.

$6750. FULTON AND LOTT; CORNER; 68:9x100; street work done; splendid corner for a store.
$1750 for inside lots: $2750 for corners; whole frontage on Dolores st., bet. Day and 30th; size 25x100; street work all done; only a short distance from Mission road.
$1250—De Long ave., one block from Haight-st. car line; 25x100.
$8000—Clay and Baker sts.; corner; 56:3x105; street work all done.
$2500—Sacramento and Webster sts.; corner; 66:4x100; cheapest lot in this locality.
$1100—Clay (sunny side), nr. Broderick; 25x100; street work done.
$16,000—Choicest half block N. of the park; sunny side of Lake st. and adjoining Presidio Reservation; commanding an unparalleled marine view; will double in value in a short period.
$7500—Broadway and Octavia st.; corner, commanding a superb marine view; 34:4½x127:6.
$6250 each—3 lots, Broadway, near Octavia st.; each 34:4½x127:6.
$3100—Laguna st., near Green; 25x100; street work complete.
$2950—Fell st., near Lyon, fronting Golden Gate Park; 27x137:6.
$2850—Waller st., near Devisadero; 30x110; street work all done; cheapest lot in this neighborhood.
$5625—Clay st., near Scott; opposite Alta Plaza; 37:6x127:8¼.
$3500—Filbert st., near Octavia; 55x85, to rear street.
$4600—NE. cor. Clay and Broderick sts.; 25x100; street work all done.
$2350—McAllister st., near Lott; 25x100; street work all done; cable-car passes lot.
$18,500—Sutter st., near Polk; 137:6x137:6; on Flood, Crocker and Stanford mansions; an excellent buy.
$16,000—Pine st., near Jones; 55x92:6 to alley; fine locality for modern flats or doctor's residence.
$2500 each—2 lots on Waller st., near Ashbury; splendid residence neighborhood; lot 25x110.
$1250 each—Clara st., near Douglass and 18th; large lots, 28x136.
$8500—Sacramento st., lot 37:6x122:6; Pacific ave., just off Van Ness; elegant residence site; must be sold; opportunity for a bargain.
McARLEY, BALDWIN & HAMMOND, Real Estate Agents and Auctioneers, 10 Montg'y. oc26 SuTuTh 3

$30,000. SUTTER, NEAR POWELL; SUBstantial 2-story and basement house 14 rooms and bath, etc.; rent $140; large lot, 37:6 x127:6.
$350 0—Filbert, near Laguna; 2-story house 7 rooms and bath, lot 27:6x137:6; this property is cheap at $4000.
$9000—Taylor st., near Bush; substantial 2-story house, 9 rooms, bath, etc.; lot 25x81:6.
$8500—Stevenson st., N. side, near 3d; old improvements; lot 20x70.
$6000—Dolores and Day sts.; corner residence; 6 rooms and bath; 50x100.
$21,000—Downtown property on Mason st.; handsome new building; 3 splendid flats; rents $190; lot 25x87:6.
$12,500—Sutter, near Larkin; two-story house; 16 rooms; rent $65; lot 33:9x137:6; cheapest property in Sutter st.
$8500—Devisadero st., nr. Haight; new bay-window residence; 8 rooms, bath and all the latest improvements; lot 25x120.
$8300—Fell, near Octavia; two-story double house; four rooms each; new two-story in rear; stable and five-room flat; rent $68 50; lot 27:6x120 to Hickory ave. See this and you will buy it.
$8500—16th st., near Valencia; substantial 3-story house, 14 rooms, bath, etc.; rent $85; lot 25x100.
$16,000—Turk st., near Van Ness ave.; good bay-window residence; 8 rooms, bath, etc.; 2-story house on rear street; 2 4-room flats; rent $100; lot 27:6x120 to Laurel st.
$7100—Grove st., near Lyon; new 3-story frame; 2 flats, 4 and 5 rooms, bath, etc.; lot 25x137:6; only $2100 cash; the rent will nearly pay monthly installments.
McARLEY, BALDWIN & HAMMOND, Real Estate Agents and Auctioneers, 10 Montgomery street. oc26 SuTuTh 3t

$1000 TO $1500—21 BUILDING LOTS ON Pacific Heights; golden opportunity to secure a desirable home in the most favored locality; fronting on Union, Baker and Filbert sts.; Union-st. cable will soon pass; streets graded and sewered. McAFEE, BALDWIN & HAMMOND, 10 Montgomery st. oc26 SuTuTh 3t

$225. LOTS FRONTING ON THE GRAND Boulevard, 200 feet wide and within a few blocks of the park, for $225 and $250 each; on small monthly installments; remember these lots are not in Monterey nor Santa Cruz, but close by and far away, but under your very eye, within 30 minutes from the heart of the city, looking out on the best beach on the Pacific Coast; the finest beach in the world; young men and women of San Francisco, many of your fathers recollect the time when sand lots on Montgomery and Market streets could be bought for a mere song, which to-day command four and five thousand a front foot; the future of this city will be more phenomenal; to-day we are a fact; population will increase more in the next ten years than in the past twenty-five and land values must increase in a similar ratio; lots were once bought land in the fifties and sixties are the rich men of to-day, and the young men who buy land now will have a competency; this is the last beach middle age; on the completion of the boulevard in the near future these lots must immediately treble in value. KENNEDY, 630 Montgomery. o19 tf

$2900. ONLY 2 LEFT (NOT ENTIRELY COMpleted yet) of those elegant 5-roomed cottages; 11 already sold in the immediate neighborhood; lots 25x100; total cost, $2900; best buy in this city; inspect them and judge for yourself; 24th st., 2 blocks west of Castro. GEORGE STIRELEN, owner, on premises. oc19 8t*

FOLLOW THE CROWD AND YOU WILL GO direct to Lakeview. oc5 tf

COUNTRY REAL ESTATE.

$2800. 65 ACRES; SONOMA COUNTY; ONE mile from town; 15 acres in cultivated fruit orchard; 4 houses and two barns; 3 houses rented; great bargain.
$14,250 for 1460 acres; Sonoma County; one-half fine fruit, vine, orange and olive land, balance fine pasturage; plenty of water; 6 miles from station; good improvements; splendid climate.
$18 buy 160 acres; Sonoma County; a portion suitable for fruit and vines, balance used for stock; 8 miles from station.
$200 acre—Fine location in subdivisions; fine lands; best in State for fruit or alfalfa.
500 acres in the citrus belt, Butte County; 30 acres fine alfalfa; balance good pasture, under water ditch; improvements worth $12,500; the whole offered for $27,500 great bargain. Particulars of SAN FRANCISCO LAND TRUST, 339 Pine-st.

$16,000. 1000 ACRES SUPERIOR ORchard and vineyard land, between Santa Rosa and St. Helena; one-half mile from Postoffice and shipping orchard; 400 acres in vineyard; 50 acres under cultivation; 20,000 cords pine and oak wood, clearing now $2 per cord; fenced and crossed fenced; house, barn and outbuildings; 50 perennial springs; creek runs through the place; natural villa plots and fish-ponds; abundance of sun and game; a beautiful home and a magnificent property; grand gentleman's park and residence, combining profit with health and pleasure; valuable quarries of marble and granite; unsurpassed for the owner; 2 hours from San Francisco; title U. S. Patent; one-half cash if required; must be sold without reserve; reasonable offers entertained. Apply L. LEBERREICHER, 503 California st. oc26 tf

FOR SALE OR EXCHANGE, 200 ACRES OF choice land on the river bottom near Portersville, Tulare County. CHAS. HENDERSON, 304 Montgomery st. 1t*

FOR SALE AT A GREAT SACRIFICE, RANCH of 300 acres, house, orchard, etc., in Lake County, or will exchange for small country property or lots in the city of Oakland. CHAS. HENDERSON, 304 Montgomery st. oc26 2t*

160 ACRES; NEARLY LEVEL; LAKE CO.; plenty wood and water; small house; $650. B. SMITH, 325 Market st. oc26 1t

$1600. A MODERN HOUSE OF 5 ROOMS, on Thirty-eighth st., Oakland; lot 25x135; one block from cars; $750 cash; $850 to remain on mortgage at 8 per cent; interest can be paid off in installments of $13 per month. OCCIDENTAL LAND COMPANY, 209 Kearny. oc26 tf

ORCHARDS AND ORCHARD LANDS; 8 ORchards from 2 to 8 years old; from 12 acres to 300 acres.
600 acres: Shasta county; river bottom.
60 acres at Anderson; 8 acres peaches.
4200 acres: Shasta county; 1½ miles R.R.
640 acres: Shasta county; $8500.
720 acres: Butter county; very superior.
240 acres: Fresno county; all improved.
Also 50 small tracts adapted for deciduous fruits; $10 to $30 per acre.

STOCK FARMS.

5300 acres; 600 acres in alfalfa.
1000 acres; near Calistoga, Napa county.
5500 acres; Tulare county.
1800 acres; Kern county; flowing well.
10,000 acres: Tehama county.
7560 acres; Tehama county; well water.
8500 acres; Tehama county; with sheep.
9400 acres; Tehama county; cheap land.
3000 acres; near Cloverdale; with sheep.
60,000 acres; Nevada county; with stock.
2000 acres; Yuba county; in foothills.
Also many small cheap stock farms.

WHEAT FARMS.

15,200 acres: Colusa county; a bargain.
5738 acres: Antelope valley; Colusa county.
1600 acres: Tehama county; river bottom.
400 acres: Sutter county; well improved.
342 acres: 3 miles from Tulare City.
6000 acres: Tehama county.
120 acres on Sacramento river.
2700 acres: Tehama county; alfalfa land.
Also 25 small wheat farms cheap.
Also 80,000 redwood and pine timber.
640 to 22,000 acre tracts.
6 country homes in bay counties.
Send for catalogue.
S. J. STABLER, 328 Montgomery st., Room 3. oc22 SuWe 6t

TO LEASE FOR A TERM OF 3 OR 5 YEARS; a ranch in Sonoma County; live stock and farming implements can be bought on easy terms. For full particulars apply to J. R. BUSCELLE, 412 California st., from 12 to 1 o'clock. oc22 WeSu 3t*

FOR SALE, CHEAP—80 ACRES FINE FRUIT land, near Napa Soda Springs. Address P. O. Box 306, Napa City, Cal. oc19 S