CITY REAL ESTATE.

$1000 CASH—CALIFORNIA ST.; LOT 25x137:6; near Baker st.; balance 3 years. G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh

$4000. 2-STORY HOUSE OF 8 ROOMS AND BATH; and lot 25x137:6; on Union st. near Octavia; also a stable in the rear; present rents $38. G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh

$3,000. LOT 25x137:6; ON SUNNY SIDE OF Green st., near Octavia; fine marine view. G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh

$11,000. 2 2-STORY AND BASEMENT bay-window houses and lot 33:4x37:6; on Laguna st., near Sutter; rents $75; houses are in good repair and always rented. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh 3t

$1750. 3-STORY BAY-WINDOW HOUSE OF 9 rooms and bath and lot 16:8x75; Jessie st., near 6th. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh

$350. 100. C. H. UMBSEN & CO., 14 Montgomery st. NEAR 45TH AVE.; LOT 25x100. no16 3t SuTuTh

$2500. MERRITT ST., NEAR HATTIE; new bay-window cottage of 3 rooms in hall; brick foundations, etc; lot 25x90; $1500 cash. G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh 3t

$1350 EACH—SEVERAL LOTS ON EUREKA st., near 29th; each 25x125. G. H. UMBSEN & CO., 14 Montgomery. no16 3t SuTuTh 3t

$1500. COOK, NEAR GEARY; LOT 50x120 G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh 3t

$8000 HYDE, NEAR WASHINGTON; BAY-window house in 2 flats of 5 and 6 rooms and bath each; rents $60; lot 25x87:6; part cash. G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh

$10,000. BAKER, NEAR CALIFORNIA; fine, new bay-window house of 7 rooms and bath; brick foundations, etc.; lawn and garden; stone walks; lot 55x110. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh

$800 EACH; 4 NICE, LEVEL LOTS ON Diamond st., near 21st; 25x115:9 each. G. H. UMBSEN & CO., 14 Montg'y. no16 3t SuTuTh

$5250. BAY-WINDOW HOUSE OF 6 ROOMS and bath and stable, etc.; lot 27x102:3; on Clay st., near Devisadero. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh

$700. LOT 51:11x114; REDUCED TO MAKE a quick sale; on N. side of Duncan st., bet. Douglass and Elden. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh

$2400. REDUCED TO MAKE A QUICK SALE; 2 corner lots in Excelsior Homestead Association; 150x100. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh

$2650. LOT ON THE E. SIDE OF SCOTT, near the Ellis-st. cable; size 25x90. G. H. UMBSEN & CO., 14 Montgomery. 16 3t SuTuTh

$4500. CLEMENTINA, NEAR 4TH; HOUSE in 2 flats of 6 and 7 rooms; rents $40; lot 25x80. G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh

$3250. JESSIE, NEAR 3D; HOUSE OF 9 rooms and bath; rents $26; lot 25x80. G. H. UMBSEN & CO., 14 Montgomery. no16 3t SuTuTh

$6500. SOUTH PARK, NEAR 3D; 2-STORY bay-window brick residence of 12 rooms and 2 baths, laundry, etc.; rents $97; to an alley. G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh

$5500. PERRY, NEAR 3D; 2-STORY BAY-window house in 2 flats 4 and 6 rooms and bath each; laundry, etc.; rents $45; lot 26:6x75. G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh

$40,000. MISSION STREET, BETWEEN 16th and 17th; through to Minna; worth more of 3 years at $150 per month; room for 5 or 6 buildings; lot 95x160; two fronts. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh

$4300. VALLEJO, NEAR LARKIN; HOUSE house in two flats of 5 and 6 rooms and bath each; rents $37 50 per month; lot 23x60; brick foundations. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh

$8500. SUTTER, NEAR BAKER; NEW 2 story and basement bay-window house in two flats of 6 and 7 rooms and bath each; brick foundations and all modern improvements; rent $70; lot 28x87:6. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh

$2350. REDUCED TO MAKE QUICK SALE; house of 5 rooms and bath and lot 33:6x70; just 10 steps from Mission st., near 29th. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh

$20,000. BARGAIN; FINE PIECE OF BUSINESS property on the N. line of Ellis st., only a short distance from Market; lot 25x137:6 through to rear street; rents for more than interest on the money. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh 3t

$675. LOT 25x87:6 IN THE PARK LANE Tract, near 17th and J. G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh

$2400. CHEAP LOT, 50:11x114, ON THE sunny side of Clipper st., near Church; ready for building. G. H. UMBSEN & CO., 14 Montgomery st. no16 3t SuTuTh

$6000. COR. OF KEARNY AND GREEN sts.; 2-story house in store and flat, and also house of 5 rooms and bath; lot 20x57:6. G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh

$8750. A PICK-UP; GOLDEN GATE AVE., near Buchanan st.; 2 houses of 5 rooms and bath each; lot 25x100; rent $27:6; cash. G. H. UMBSEN & CO., 14 Montgomery street. no16 3t SuTuTh

$4500. VERONA PLACE, NEAR 3D ST.; 2 houses; rents $40; 1 preferred; fine locality for doctors or doctor's residence. $2500 each—2 lots on Waller st., near Ashbury; splendid neighborhood; lot 25x114.

$1250 each—Clara st., near Douglass and 18th; large lots, 28x136.

$5000 — Sullivan, near Stanyan (Sunset Heights); 3 lots 25x120 each; grand view; street work done.

$5000—Choice outside land block; only 6 blocks from park; must be sold immediately.

MCAFEE, BALDWIN & HAMMOND, Real Estate Agents and Auctioneers, 10 Montgomery street. no16 5uTuTh 3t

$4500. STEVENSON, NEAR 18TH; GOOD $4100. 2-story frame; four 3-room tenements; rented low at $20; lot 25x80.

$1900—Arkansas st., near Union Iron Works, Potrero; bay-window cottage; 4 rooms; lot 23x100; easy terms.

$27,500—Make offer; Broadway, near Octavia; 3 bay-window houses; 8 rooms, bath, etc.; lot 68:9x137:6; also lot on Vallejo st., directly in rear, 25x137:6; an unprecedented bargain.

$30,000—Sutter, near Powell; substantial 2-story and basement house, 14 rooms and bath, etc.; rent $140; large lot, 27:6x137:6; subdivision alley.

$3500—Filbert, near Laguna; 2-story house 7 rooms and bath; lot 27:6x137:6; this property is cheap at $3500; terms, $25 cash and $10 a month.

$6000—Stevenson st., N. side, near 3d; old improvements; lot 20x70.

$2,000—Downtown property on Mason st.; handsome new building; 3 splendid flats; rents $190; lot 25x87:6.

$12,000—Sutter, near Larkin; two-story house; 16 rooms; rent $65; lot 33:9x137:6; cheapest property on Sutter st.; can be improved to pay 10 per cent net.

$8500—Devisadero st., nr. Haight; new bay-window residence; 8 rooms, bath and all the latest improvements; lot 25x120.

$6675—Price reduced; Grove st., near Lyon; new 3-story frame; 2 flats, 4 and 5 rooms, bath, etc., each; lot 25x137; cost $2700; cash; the rent will nearly pay monthly installments.

MCAFEE, BALDWIN & HAMMOND, Real Estate Agents and Auctioneers, 10 Montgomery street. no16 5uTuTh 3t

$1000 TO $1500—ONLY 17 OF THESE choice lots on Pacific Heights left; golden opportunity to secure a most desirable lot in this favored locality; fronting on Union, Baker and Filbert sts.; Union-st. cable will soon pass; streets graded and macadamized. MCAFEE, BALDWIN & HAMMOND, 10 Montgomery st. no16 5uTuTh 3t

$300. $10 MONTHLY PAYMENTS; LOT 25x100; 100; S. line of K st.; only 3 blocks from Golden Gate Park and ocean boulevard. A. A. HOYT & CO., 634 Market st. no16 5uTuTh 3t

$250 EACH—GOLDEN GATE PARK; LOTS only 500 feet from Grand Ocean Beach boulevard; very easy payments; will pay 50 per cent on investment within 5 years. A. A. HOYT & CO., 634 Market st. no16 3t SuTuTh

$550 EACH—LOTS 25x114; ON EASY PAYments; only 5 minutes' walk from Castro cable-cars; fine level lots; fine landscape view; bargain. A. A. HOYT & CO., 634 Market, 16 SuTuTh 3

$400 EACH - $10 MONTHLY PAYMENTS: lots 25x140, located 1 block from Golden Gate Park and ocean boulevard; also located between the proposed cable lines; investment in above lot will pay 50 per cent per annum for the next five years. A. A. HOYT & CO., 634 Market st. no16 5uTuTh 3t

$100 EACH—LOT 25x100, ADJOINING LAKEview subdivision, near line of Market-st. extension. A. A. HOYT & CO., 634 Market. 16 SuTT 3

$125 EACH—LOTS 25x100; LOCATED S. OF Lake View Station, near the grand ocean beach boulevard and Ocean House; on easy terms. A. A. HOYT & CO., 634 Market st. no16 SuTuTh 3t

$800. LOT 26:6x110; ON LINE OF MARKET st. extension; only 10 minutes from cable line. A. A. HOYT & CO., 634 Market street. no16 SuTuTh 3t

$2500. N. SIDE 22D ST., BET. CHURCH AND Sanchez; lot 25x114, and cottage 4 rooms and bath; plastered; stationary tubs, etc.; bargain. A. A. HOYT & CO., 634 Market street. no16 SuTuTh 3t

$6600. W. LINE OF CASTRO ST., BET. 19TH and Jersey; lot 25x105; or will divide to suit; with 2 cottages 4 and 5 rooms respectively, leaving 1 vacant lot, 27:6x140; a bargain. A. A. HOYT & CO., 634 Market st. no16 SuTuTh 3t

$4500. BARGAIN; 17TH ST. 100 FEET from Howard; 30x137:6 feet; and house, with small outlay, can be made into 4 flats, with an income of $80 per month. A. A. HOYT & CO., 634 Market st. no16 SuTuTh 3t

$150. LOTS 25x120, IN BLOCK 997, FRONTing the great highway and only a short distance from the park; adjoining lots are selling for $250, but we are compelled to put this block, according to contract made a year ago; will guarantee $100 advance in 30 days; call early, as we sold 18 out of 50 lots last week; terms $25 cash, $10 a month. P. A. DOLAN & CO., 630 Market st. no16 SuTuTh 1t

$12,000 OR PROBABLY LESS; LOOK AT this fine property; lot 40x60, with 3 good houses; rents for $75 per month; Hyde st., bet. Fine and California; opp. new California-st. cable railroad engine-house; for business or renting investment nothing better in the city; can easily be made to pay 20 per cent per month. For the greatest bargain ever offered in fine inside property apply P. A. DOLAN & CO., 630 Market st. no16 SuTuTh 1t

LOTS 25x120; 7TH AVE., BET. I AND J STS.; I only one block from park and children's play ground; all street work done; these lots must positively be sold this week at any price. Apply P. A. DOLAN & CO., 630 Market st. no9 SuTuTh 1t

$250. MISSION ROAD; LOTS 25x100; NEAR Silver ave. and Mission st.; these lots when the cable is extended to Silver ave. will readily sell for $500; terms, $25 cash and $10 a month. P. A. DOLAN & CO., 630 Market st. no9 SuTuTh 1t

DO YOU WANT TO SELL YOUR HOUSE AND lot or lots in any part of the city; we have cash always on hand for outside lots or blocks for the highest possible prices. P. A. DOLAN & CO., 630 Market st. no9 SuTuTh 1t

WE HAVE A GREAT MANY CUSTOMERS with ready cash who are desirous of purchasing good city property; if owners of the same who are desiring of selling will call or write to us, giving description of the property with the lowest cash price, they will find ready customers; we desire to deal with principals only. SAN FRANCISCO LAND COMPANY, 530 Pine st. no16 7t

BRY BEYAN & CO., 318 KEARNY STREET. Cheapest corner in the Mission; 25th and Capp; improvements; 115:6 feet front; price reduced to $7000.

Grant ave.; bargain; $12,000; rent $125.

$1800—Cheap cottage on cable-line.

$17,500—Bargain; Fine, nr. Kearny; rent $192.

Grand corner residence on California; only $9000.

$4500—William st., near Geary; rent $42.

$500—Mission corner lots nr. cars. no16 2t*

$8500. 9 rooms; finished in natural wood throughout; electric bells and gas-lighters; fine wooden mantels; N. side Clay st., bet. Broderick and Baker. Apply at 2112 Steiner st. no16 SuWe 1t

$1250. 25x114; ELIZABETH ST., BET. NOE and Castro, 23d and 24th. CHAS. C. FISHER, 508 California st. no16 3t*

CITY REAL ESTATE.

MADISON & BURKE, REAL ESTATE AGENTS (Established 1868), 401 and 403 Montgomery. INVESTMENTS.

Business corner down town; 3 stores and boarding house, paying a good income; lot 39:6x60; price $45,000.

Fifth st. business corner: 4 stores and flats; paying 8 per cent steadily; lot 80x62:6.

Hayes st., nr. Van Ness ave.; large store and flat, on Hayes st., 3 flats on rear st.; always rented; lot 30x120; price $22,500.

$15,000—Bush st., nr. Devisadero; new improvements; rented low for $100 per month; lot 27:6x137:6.

Fillmore st., near Pine; large lot, 50x81:3; price $21,000.

$20,000—Bryant st., near 2d; large lot; 69x160 to Frederick st.

$15,000—Rents $90, can be increased; 3 stores and large flat; corner on Valencia st; 55 feet frontage on Valencia st.

Jones st., near Golden Gate ave.; house of 10 rooms and bath; lot 25x87:6; price, $16,250.

Leavenworth st., near Sutter; house in 3 flats, paying 8 per cent; lot 27x90:6; price, $14,500.

Larkin st., nr. Clay; double house; rents $95; in perfect order; 37:8x112:6; street accepted; only $14,000.

$6000—Rents $58; 3 flats; near corner of Bush and Polk sts.; lot 25x60.

$6000.—Two new flats on Henry st., near Sanchez; rents $50; lot 25x115.

$7500—Flats, renting for $65, on Shotwell st., near 22d; two houses in every respect; lot 28:7x122:6.

$7500—Sutter-st. flats, near Steiner st.; paying good interest; lot 27:6x137:6.

$12,000—Rents $40; Minna st., nr. 3d; 2 houses; lot 20x70.

$4250—22d st., near Harrison; new house in 2 flats; well rented; lot 25x95.

$4200—Pierce st., near Ellis; new house in flats; lot 25x90.

$2250—Perry st., near 4th st.; rents $37; lot 25x80.

$3500—Double house; N. line of Vallejo st., near Hyde; lot 30x77.

$3500—Rents $37; Langton st., near Howard; 2 houses; lot 20x75; street paved.

RESIDENCE PROPERTY.

$16,000—Sacramento st., nr. Taylor; 10 rooms and bath; rents $125; lot 22x92; an elegant location for physician.

$22,500—Van Ness ave., near Grove st.; 11 rooms and bath; in perfect order.

Elegant residence, NE. corner inside Van Ness ave., containing 14 large rooms, elegantly frescoed and in perfect condition; large garden; lot 61x115; price only $27,000.

New houses on Page st., sunny side, near Lyon; 8 rooms and bath; all the latest improvements; lot 25x109; price $7800; only ½ cash.

$12,000—Ellis st., near Larkin; 10 rooms and bath; lot 27:6x120 to rear street.

$8500—Sutter st., N. side, near Scott; 9 rooms and bath; nearly new; 33x100.

$7000—Sacramento st., nr. Baker; 9 rooms and bath, stable; lot 25x137:6.

$6500—Fillmore st., nr. Jones; nice home, 6 rooms and bath; lot 27:6x137:6; street paved with basalt blocks.

$6000—Greenwich st., nr. Leavenworth; 8 rooms and bath; lot 30x137:6.

$5500—Broderick st., near Geary; house of 6 rooms and bath; lot 25x100 to rear street.

$5500—Leavenworth st., cor. of Lombard; grand marine view; 8 large rooms and bath; lot 40x112:6.

$5000—Bush st., near Buchanan; 5 rooms and bath; lot 25x137:6.

$4500—New Eastlake cottage on Henry st., near Castro; contains 5 rooms and bath; lot 26x115.

$2200—29th st., near Dolores; new cottage, 5 rooms and bath; only ½ cash; lot 24x92.

$3500—Pond st., near cor. 16th and Sanchez; new cottage; 5 rooms and bath; lot 25x80.

$3500—Green st., near Montgomery; 10 rooms and bath; lot 30x80.

$3000—Dehon st., near cor. of 16th and Sanchez; nice cottage; lot 28x70.

$3750—Sanchez st., near 29th; 4 rooms and bath; double lot; 50x100.

VACANT PROPERTY.

$15,000—Cor. Hayes and Steiner sts.; 82:6x110.

$12,000—Mission st., near 29th; 45x200 to Tiffany ave.; cheap.

$6250—9th st.; corner, near Harrison; 25x85.

$5500—Dolores st., near 24th; 50x125.

$6000—Sacramento st., nr. Baker; corner of 24th; 60x100.

$4000—24th st., NE. Vicksburg; 50x114.

$3000—Corner; 24th and Noe sts.; 27x105.

$2100—Fillmore st., near Hayes; 25x114.

$7000—5 lots, cor. 6th ave. and O st.; 125x120.

$4000—Noe st., cor. 25th; 50x114.

$1750—Harrison, near Fremont; 25x100.

$3000—Church st., nr. 22d; 35x117:6 to an alley.

$2500—Sanchez st., near 17th; 25x100.

$6000—Leavenworth st., near Lombard; 25x110.

$2300—Lyon st., near Hayes; 25x112:6.

$12,000—Mission Road, near Foote st.; 54x128.

$15,000—18th st., near Castro; 25x121.

$850—29th st., near Sanchez; 25x100:6.

$500—16th ave., half a block from Railroad ave. and car line; lots 25x100 each.

MADISON & BURKE, 401 and 403 Montgomery street. no16 1t

$7500. BROADWAY AND OCTAVIA ST.; S.E. corner, commanding a superb marine view; 34:4½x127:6.

$6250 each—3 lots, Broadway, near Octavia st.; each 34:4½x127:6.

$2850—Lucanna st., near Green; 25x100; street work complete.

$3100—Fell st., near Lyon, fronting Golden Gate Park; 25x137:6.

$3000—Clay (sunny side), nr. Baker; 25x100; street work done; a bargain.

$6750—Fulton, bet. Baker and Lyon; corner; 56:3x100; street work done; splendid corner for a store.

$1750 for inside lots; $2750 for corners; whole frontage on Dolores st., bet. Jackson and Pacific; 100; street work all done; only a short distance from Mission road; make offer.

$2500—Bay-Long ave., one block from Haight-st. cars; 25x80.

$8000—Clay and Baker sts.; corner; 56:3x105; street work all done.

$2800—Filbert st., near Octavia; 55x85, to rear alley.

$4000—NE. cor. Clay and Broderick sts.; 25x100; street work all done.

$2250—Price reduced; McAllister st., near Lott; 25x100; street work all done; cable car passes lot; a bargain.

$16,000—Fine st., near Jones; 55x92:6 to alley, with an income of $40 per month; fine locality for doctors or doctor's residence.

$2500 each—2 lots on Waller st., near Ashbury; splendid neighborhood; lot 25x114.

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$5000 — Sullivan, near Stanyan (Sunset Heights); 3 lots 25x120 each; grand view; street work done.

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Grant ave.; bargain; $12,000; rent $125.

$1800—Cheap cottage on cable-line.

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Grand corner residence on California; only $9000.

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$1250. 25x114; ELIZABETH ST., BET. NOE and Castro, 23d and 24th. CHAS. C. FISHER, 508 California st. no16 3t*

CITY REAL ESTATE.

H. GAMBS, SUCCESSOR TO DOWNEY & Gambs, real estate agent, 318 Montgomery st. INVESTMENTS.

$14,000 — Valuable Mission-st. corner; 38x65; well improved; stores and bay-window flats; rents $105.

$30,000—Turk st. corner, close to Market; 37:6x87:6; with good improvements.

Well-paying piece of business property, with brick building; rents $187 50 per month; 50x80; always rented for store and lodging-house purposes.

Reduced to $5500; large lot on Fulton st., near Gough; 27:6x120 to rear street; partly improved; rents $30; lot alone worth the money.

$4350—Flats, Stevenson st., near 19th, 25x90; 10 rooms; rents $31; rear house 3 rooms, rents $10.

$4500—Flats, Guerrero st., near 22d; 4 and 5 rooms; 2 baths; rents $34.

$5350—Rents $47; Bryant st., near 7th; 25x80; 2 houses, 4 flats; always rented.

$6000—Corner; 51x80; Church and 27th sts.

$7000—Choice investment; rents $60; corner in Western Addition; 4 flats.

RESIDENCE PROPERTIES.

Only $2500—4 rooms and bath; Steiner st., near Sutter; 23:6x55.

$8000—Pacific-ave. residence, near Fillmore; 7 rooms and bath; modern; lot 25x127:8.

$4000—Cottage and lot; 25x112:6; Baker st., nr. Sutter; fine home.

$3500—Cottage and lot, Twenty-third street, near Valencia; 25x114; 5 rooms and bath.

$5500—Large modern house and large stable; Treat ave., near 21st st.; 30x127:6; 8 rooms, bath, laundry, etc.; in very good order; this is a cheap property.

$4500—Modern house; Guerrero st., near 22d; 8 rooms and bath; 22:6x75.

VACANT LOTS FOR BUSINESS AND RESIDENCE PURPOSES.

Choice lot, Vallejo, nr. Van Ness; 25x129.

50-vara, cor. Sacramento and Walnut sts.

100x100:6, cor. Washington and Baker sts.

33x50, cor. Guerrero and Alvarado sts.

50x100, Guerrero st., near 16th.

100x114, Bishop st., near Castro.

45x100, 17th st., near Guerrero.

32:6x100, cor. Point Lobos and 11th sts.

50x87:6, Fillmore st., near Folsom.

CHEAP BUILDING LOTS.

$1700—25x106:3, Masonic ave., nr. McAllister st.

$1400—25x114, 19th st., near Sanchez.

$1300—50x114, S. side 19th st., near Sanchez.

$1750—lots, 27 or more, frontage Guerrero st., near 23d.

$1500—South San Francisco, on the easterly slope of Mount St. Joseph, 110x100.

$1250—28th st., near Sanchez, 26x114.

$1900—25x127:8, Sacramento st., near Laurel.

$2750—Guerrero st., near 16th, 25x100. H. GAMBS, 318 Montgomery. 1t

ELEGANT RESIDENCES FOR SALE ON VERY easy terms; 9 rooms and bath; all modern improvements; Sanchez st., near Market; very substantially built; fast improving neighborhood; very little money down; balance easy terms; large lots, 25x125; full finished basement. Call at office for particulars. H. GAMBS, 318 Montgomery. 16 3t SuTuTh

CHEAP AND WELL-PAYING FLATS: 19TH ST., near Guerrero; 10 rooms, 2 baths; lot 30x100; rents $83; we also have other flats, with instructions to submit offers; always rented. H. GAMBS, 318 Montgomery st. no16 3t SuTuTh 3t

$4000. SMALL, WELL-PAYING INVESTment; rents $42 50; Langton st., near Folsom; store and tenements; pays well and is always occupied. H. GAMBS, 318 Montgomery street. no16 SuTuTh 3t

BADT, JACOBS & BRANDON, REAL ESTATE Agents, 313 Montgomery st., Nevada Block.

Attention! Real Estate Buyers, Read Carefully.

IMPROVED.

Handsome residences, elegant flats, choice building lots, for sale at low figures.

$8500—Ridley st., S. line, nr. Valencia; new 2-story house, 8 rooms and bath; modern and elegant home.

$7500—Sacramento and Lyon sts., SE. corner; 2-story residence, 9 rooms and bath with stable and carriage-house; lot 25x102:6; present monthly rental $50.

$4500—Castro st., E. line, bet. 15th and 16th; house of 2 flats of 5 and 7 rooms each; completely furnished; rents for $45 as present; for $40 lot of 25x70; street work all done.

$24,000—In Western Addition, near Van Ness ave.; 3 first-class residence portion of the city; handsome 3-story flats of 25 rooms; modern and first-class in every respect; all large rooms; closets and store-rooms in abundance; substantial improvements.

$5500—Point Lobos ave., S. line, bet. Blake and Collins; 3-story cottage and basement; 5 rooms and bath, stable, etc.; all in prime condition; lot 25x120; $1250 cash.

$7500—Sacramento st., S. line, bet. Baker and Lyon; 2-story residence; 9 rooms and bath, stable, carriage-house; 25x137:6.

$6850—Sacramento st., N. line, bet. Webster and Fillmore; house of 2 flats; 5 and 4 rooms; lot 27:6x137:6.

$9000—Fulton st., S. line, bet. Webster and Fillmore; house of 2 flats, non 2 flats, 5 rooms and bath in upper, 5 rooms and bath in lower; lot 27:6x137:6; all modern improvements.

$9000—Clay st., S. line, bet. Webster and Fillmore; 2-story house of 7 rooms and bath, and a house of 4 rooms and bath in rear; a 7-foot alleyway; house can be easily converted into flats; lot 27:6x137:6.

$7500—17th st., north line, bet. Church and Dolores; house of 2 flats; 6 rooms and bath in upper, 5 rooms and bath in lower; nearly new; excellent renting property; lot 25x100.

$6000—Beautiful 2-story residence on S. line of Pine st., bet. Baker and Lyons; house in perfect order; modern; new; 8 rooms and bath, stable and carriage-house; stone sidewalk; a real bargain; 27:6x137; for premises and lot 25x137 this is cheap.

Point Lobos ave., S. line, bet. Blake and Collins; house of 5 rooms and bath; stable and shed; lot 25x120; will sell at low figure.

$7500—Sacramento st., S. line, bet. Webster and Fillmore; 2-story residence of 7 rooms and bath; lot 25x137:6.

$3800—Hancock st., S. line; a beautiful cottage of 5 rooms and bath; bet. Sanchez and Noe; all modern improvements; lot 25x114.

$8000—Beautiful house of 2 flats; Eastlake style; 6 rooms and bath in upper, 5 rooms and bath in lower flat; 2 stables and 4 lots; 2 fine new barns; elegantly finished; all modern improvements; nearly new; rents $65; large lot 33x131.

$7250—Clay st., S. line, bet. Scott and Divisadero; 2 cottages; rent $28.

UNIMPROVED.

$3750—O'Farrell st., N. line, bet. Scott and Devisadero; 27:6x137:6.

$5000—Washington and 1st ave.; SE. corner; 56:6x105.

$6250—Scott st., E. line, bet. Ellis and O'Farrell; 50x80.

$3000—Masonic ave., W. side, near Oak st.; 25x112.

$4250—O' Farrell st., S. line, bet. Gough and Octavia; 25x120.

$5750—Fell st., S. line, W. of Broderick; 50x137:6.

$5000—Point Lobos ave., S. line, bet. 21st and 22d ave.; 25x120; old improvements.

11th ave., W. line, 175 feet S. of Clement; 50x120; and E. line 12th ave., 200 feet S. of Clement; 25x120; for one or more lots apply here.

$5500—Clement st. and 13th ave., NE. corner; 120x100.

$700—25th ave., E. line, bet. Ord and Lists; 50x120.

One block bet. Hayes and Fell and Clayton and Cole sts.; make offer.

We have the best and largest list of houses to let in all parts of the city. BADT, JACOBS & BRANDON, 313 Montgomery st., Nevada Block.

$325 EACH—LOTS IN BLOCK 958, EXCELsior Homestead; all level; near Mission st.

$650—25x100; Chenery st., near Miguel; Chenery will soon have a street car line; now is the time to get in.

$700—25x100; N st., near 11th ave.; on installments.

$1100—80x238; West End map; only 250 ft. from Mission st.; all level; bargain.

$1350—150x100; corner in Excelsior Homestead; only a short distance from proposed terminus of Mission-st. cable; see this at once.

$2400—25x100; sunny side Golden Gate ave., near Lott st.; street work done; cheap.

$2750—26x100; Florida st., near 22d; neat bay-window cottage; 6 rooms.

$2250—25x137:6; sunny side Broadway; near Larkin st.

$3500—25x75 and 25x35; Brosnan st., off Valencia, bet. 13th and 14th; house of 7 rooms arranged in 2 flats.

$5500—25x102; a fine business corner on Church st.; store and flats; both streets have brick sewer; a fine buy.

$6250—27:6x100; 16th st., near Market; nearly new 2-story and basement modern house of 7 rooms and bath; must be sold; make an offer.

$8000—May be less; must be sold at once; a fine business corner on 24th st., near Folsom; 2-story building; store below, flat 6 rooms and bath upstairs; street accepted; make us an offer.

$8750—Fillmore st., near Bright st., nr. Steiner; modern Eastlake flats; rents $65.

$10,000—25x87:6; Oak st., near Webster; brand-new pair of flats; rents $70.

$10,000—25x90—Golden Gate ave., near Fillmore; elegant pair of French flats; 6 and 7 rooms; baths; rents $75.

$10,000—25x74; corner on Franklin st.; elegant pair of flats; rents $66; can be increased; street accepted.

$10,000—25x137:6; Post st., near Larkin, with pair of flats now renting for $60; can be increased; street accepted.

$11,000—50x100; Larkin st., near California, with an old house; a splendid place to build flats or boarding-house; street accepted.

$12,000—27:6x137:6; Post st., through to rear street, near Van Ness ave.; house of 7 rooms and bath on Fell st.; pair of flats on rear street; Fell st. accepted; very cheap.

$10,500—25x90; 6th st., near Harrison; old improvements; rents $60; 6th st. is a coming street.

MIDDLEPOINT ALVORD (established 1861), Real Estate Agents and Auctioneers, 22 Montg