H. UMBSEN & CO.,
REAL ESTATE AGENTS AND HOUSE BROKERS, Members of S. F. Real Estate Exchange, 14 Montgomery st.

$7250. CORNER ON SHOTWELL AND 20th; contains store and 6 rooms below and flat of 7 rooms and bath above; rents $336 per annum.

$8750. COR. GUERRERO AND 22D; LOT 41:11½6 x 71:6 in an alley; 3 frontages; the property for store and flats.

$500. 17TH, NEAR CASTRO; A COTTAGE of 5 rooms and bath; lot 40x100; mortgage of $2000 can remain at 6 per cent.

$2300. ON INSTALLMENTS; NEAR CASTRO-street cars; only a short distance from Market street; new elegant bay-window cottage of 5 rooms and bath; laundry; brick foundations; stone walks; iron fences; lot 25x125.

$8250. HOWARD, NEAR 25TH; 2 FINE bay-window flats of 5 and 6 rooms and bath each; laundry; brick foundations; stone walks; stone hubkhead; all modern improvements; lot 32:6x115 to rear street; stable on rear of lot; rents $660 per annum.

$7000. HOWARD, NEAR 16TH; STORE and 4 rooms and flat of 6 rooms and bath above; bay-windows; brick foundations; lot 25x75.

$4400. 18TH, NEAR MISSION; SUBSTANTial 2-story house containing store and 3 rooms; and flat of 5 rooms, and flat above; laundry; brick foundations, etc.

$7250. FRONT AND REAR HOUSE ON Sanchez, near Twenty-fourth; in fine tenements; rents $1008 per annum; house in first-class condition and steadily rented.

$4500. HOUSE IN 2 FLATS OF 4 AND 5 rooms and bath; brick foundations; on Dolson st., near 16th and Market; rents $486 per annum.

$14,000. BUSH, NEAR POLK; BAY-WINdow 3 story house of 3 flats of 16 rooms and 3 baths; lot 30:2x137:6 to rear street; stable on rear of lot; rents $996 per annum.

$4600. CORNER ON SACRAMENTO, NEAR Leavenworth; 2 houses, one of 8 rooms and one of 4 rooms; rents $444 per annum.

$7500. 5 COTTAGES ON YORK ST., CLOSE to the 24th-st. cable, each containing 5 rooms and bath; brick foundations; rents $720 per annum; one-third cash; lot 130x100.

$3450. COTTAGE HOUSE OF 5 ROOMS and bath; on 23d, near Noe; in fine order; mortgage of $2600 can remain, if desired; 25x114.

$6200. NEARLY NEW; HOUSE OF 2 FLATS of 5 and 4 rooms and bath; contains 4 and 5 rooms and bath; electric bells; patent washstands; all modern improvements; lot 25x100.

$3300. COTTAGE ON BAKER, NEAR SUTter; 5 rooms and bath; 6-foot basement, and lot 25x122.

$8000. CORNER ON SAN JOSE AVE.; NEW 2-story bay-window house, in store below and flat of 6 rooms and bath above; lot 28x90.

$3000. FRONT AND REAR HOUSE ON Clara, near 4th; front house of 10 rooms and rear of 4; lot 25x75; rents $360 per annum.

$5000. SHOTWELL, NEAR 21ST; SUBSTANtial 2-story house in 2 flats of 5 and 6 rooms and bath each, stone walks, etc.; rents for $540 per annum; lot 30x100.

$10,000. CORNER ON MISSION ROAD; 3 frontages; will cut up into 12 lots.

$8500. ELEGANT BAY-WINDOW RESIdence of 9 rooms and bath on Hayes st., near Devisadero; brick foundations, stone walks; lot 25x137:6.

$5750. NEAR HAIGHT AND DEVISADERO; new bay-window cottage of 7 rooms and bath; brick foundations; rents for $35 per month; lot 25:9x137:6; house in excellent order.

$2750. NATOMA, NEAR NEW MONTGOMery; 2-story house in 2 tenements of 4 rooms each; rents $300 per annum; lot 20x70.

$10,000. 17TH, NEAR VALENCIA; 2-story house of 10 rooms and bath; lot 35x100 to rear street.

$3150. LONDON, NEAR RUSSIA, NEAR the terminus of the proposed Mission st. cable; lot 200x1000 with improvements.

$2650. CHEAP; NICE BAY-WINDOW COTtage of 4 rooms and bath, hot and cold water, chicken-yard; lot 25x112 on Falcon ave., near 18th st.; only 3 blocks from Castro.

$18,500. SUBSTANTIAL HOUSE IN 4 flats; 2 on Clay and 2 on Washington sts., near Laguna; 4 rooms and bath each; lot 50x120; rents $128 50.

$6250. 3 FLATS NEAR 15TH AND VALENcia; lot 25x100; rents $672 per annum.

$45,000. ELEGANT CORNER ON 6TH ST. near Market; 3 flats; improvements new; rents $812 per annum. au2 SuTuTh

BOVEE, TOY & CO.,
REAL ESTATE AGENTS AND HOUSE BROKERS,
19 MONTGOMERY ST.
Rents collected and full charge taken of property. Under lick House Auspices of the San Francisco Real Estate Exchange.

$6500. MOSS ST., NEAR FOLSOM AND 7th; 3 flats of 4 and 5 rooms; separate entrances; always occupied; lot 25x80. BOVEE, TOY & CO.

$6250. NATOMA ST., NR. 7TH; HOUSE IN 4 tenements; bath, gas; brick foundation; rents $62 50 per month; lot 25x75. BOVEE, TOY & CO.

$5000. MINNA ST., BET. 3D AND 4TH; 2-story and basement house of 12 rooms; in tenements; rents $42 per month; lot 25x75. BOVEE, TOY & CO.

$6000. JESSE ST., BET. 5TH AND 6TH; front and rear house; in 4 tenements; rents $46 per month. BOVEE, TOY & CO.

$1750. HARRISON ST., BET. 10TH AND 11th; 2 flats of 4 rooms each; rents $28 per month; lot 25x100; always rented. BOVEE, TOY & CO.

$9250. MINNA ST. CORNER, BET. 7TH AND 8th; store with living rooms and adjoining tenement property; substantial buildings in first-class repair; rents $83 50 per month; splendid location. BOVEE, TOY & CO.

$6000. SW. COR. SIERRA AND VERMONT sts.; store and 2 rooms; upper part 4 rooms, and rear house; rents $40 per month; lot 33:6x100. BOVEE, TOY & CO.

$2500. CHEAP HOUSE; COTTAGE HOUSE of 3 rooms. Wood st., near Point Lobos ave.; lot 25x144:6. BOVEE, TOY & CO.

$5500. LYON ST., WITHIN ¼ BLOCK OF Geary-st. cable; almost new bay-window cottage house of 5 large rooms and bath; brick foundation; basement, yard, etc.; lot 25x100. BOVEE, TOY & CO.

$7750. HOWARD ST., NEAR 13TH; FRONT and rear house of 4 rooms each; rents nominal; extra large lot, 26x142. BOVEE, TOY & CO.

$5500. SHOTWELL ST., NEAR 24TH AND Cesar; cable line; 60x122:6, and cosy cottage of 6 rooms and bath; stable and beautiful grounds. BOVEE, TOY & CO.

$3200. 2-STORY HOUSE, 7 ROOMS AND bath; Midway st., E. side, bet. Francisco and Bay; large lot, 23:7x91:8. W. J. MORGAN & CO., 512 Cal. st., mem. of S. F. Real Estate Ex.

$2750. PACIFIC, BET. LEAVENWORTH and Hyde sts.; house, 9 rooms and bath; street accepted, etc. W. I. MORGAN & CO., 512 Cal. st., mem. of S. F. Real Estate Ex.

$14,000. NW. COR. 4TH AND FRESLON sts.; large house, 30x80 ft., with stores and flats; total rents $83. W. I. MORGAN & CO., 512 Cal. st., mem. of S. F. Real Estate Ex.

SACRAMENTO ST., N. SIDE, BET. LAGUNA and Buchanan; elegant building lot; size 68:9x127:3½. W. I. MORGAN & CO., 512 Cal. st., Mem. of S. F. Real Estate Ex.

$6500. UNION ST., N. SIDE, BET. LAGUNA and Buchanan; store and flats, with stable; brick foundation; size of lot 25x137:6; street accepted, etc.; rents $80 per month. W. I. MORGAN & CO., 512 Cal. st., Mem. of S. F. Real Estate Ex.

$1200. LOT 26:8x114; 26TH ST., N. SIDE, GAN & CO., 512 Cal. st. Mem. of S. F. Real Estate Ex.

2 ELEGANT NEW MODERN RESIDENCES; just completed; 9 rooms, frescoed and tinted; porcelain bath-tub; reception hall; saloon parlors; finished basement full length of house; all modern improvements; Oak st., bet. Ashbury and Clayton; either Oak or Ellis st. cars pass the property; houses open for in spection; lot 25x137:6; terms easy if required. W. I. MORGAN & CO., 512 Cal. st., Mem. of S. F. Real Estate Ex.

$6500. RENT $60; NATOMA, N. SIDE, bet. 6th and 7th; 3-story flats; brick foundation, etc. W. I. MORGAN & CO., 512 Cal. st., Mem. of S. F. Real Estate Ex. au2 tf SuWe

STANFORD HEIGHTS—OFFICE 702 MARKET street. au2 SuTuThSu

$1500. 28TH ST., N. SIDE, NEAR DOLORES; fine lot; street work done; size 25x114. JAS. W. COLEMAN, 228½ Montgomery st.

$1700. RENTS $25; BALDWIN COURT; 2-story house; 6 rooms. JAS. W. COLEMAN, 228½ Montgomery st.

$5000. MAKE AN OFFER; FULTON, N. side, near Lyon; 50x137:6. JAS. W. COLEMAN, 228½ Montgomery st.

$25,000. LARGE CORNER ON FIFTH ST.; present rents $133; this lot if improved with modern buildings would pay big interest on the money. JAS. W. COLEMAN, 228½ Montgomery st.

$2500. WALLER ST., NEAR MASONIC ave.; nice residence lot; 25x120; sewer 228½ Montgomery st.

$5500. TWO LOVELY LOTS W. SIDE OF work done; fine place for 4 flats. JAS. W. COLEMAN, 228½ Montgomery st.

REDUCED TO $18,000—PACIFIC HEIGHTS; Jackson st., near Laguna; 2 houses of 6 and 7 rooms and bath; brick foundation; fine marine view; size 49:6x127:8¼. W. J. COLEMAN, 228½ Montgomery st.

$3000. NICE BUILDING LOT; FELL ST., near Devisadero; street work done; 25x137:6; fine lot for flats. JAS. W. COLEMAN, 228½ Montgomery st. au2 SuWe tf

STANFORD HEIGHTS—OFFICE 702 MARKET street. au2 SuTuThSu

BLOCK ON THE BOULEVARD AND NEW ELECtric road; only 4 blocks from park; cheap and on easy terms. MCGARVIE & CO., 628 Market st., opp. Palace Hotel. 1t

$500. ELEGANT RESIDENCE LOT ON DUNcan st., near Castro-st. cable-cars; a bargain; easy terms. MCGARVIE & CO., 628 Market st., opp. Palace Hotel. 1t

CITY REAL ESTATE.

MADISON & BURKE, REAL ESTATE AGENTS (Established 1888), 401 and 403 Montgomery. Members of San Francisco Real Estate Exchange.

IMPROVED PROPERTY.

3d st., near Folsom—Large lot, suitable for winery or factory; 68:9x275; will be sold cheap.
$16,000—Mission st., near Brannan st., near 2d; 2 buildings; rents $90; lot 50x80.
$12,500—Howard st., near 8th; large house; lot 25x90.
$10,000—Pine st., near Stockton; flats; well rented; lot 41:8x59:6.
$29,000—Jones st. corner; 4 large houses; rents $160; lot 71:8x79:6.
$10,500—Paying 10 per cent; Francisco st., near Powell; front and rear houses; lot 45:10x137:6.
$11,000—Mission st., near 26th; 2 stores and flats above; rents $70; lot 50x100.
$13,500—3d st., near Folsom; rents $100; 3-story building; stores and flats; lot 25x80.
$13,000—Geary-st. residence; near Franklin; 10 rooms and bath; lot 27:6x120, to rear street.
$7200—Rents $67; McAllister st., near Lyon; flats; lot 25x137:6.
$7000—Bush st., near Webster; fine house, 10 rooms and bath; lot 27:4x137:6.
$4100—Henry st.; new Eastlake cottage; 5 rooms and bath; lot 26x115.
$4150—Vallejo st., near Hyde; 2 houses; rents $30; lot 25x75.
$3000—Union st., near Hyde; 5 rooms; lot 20x60, to rear street.
$3000—Rents $38 50; Fulton st., near Gough; 4 flats.
$4300—Only $1300 cash required; new 9-room house; McAllister st., near Stanyan; lot 25x94.
$2700—Broadway, near Jones; 2 flats; well rented; lot 23x60.
$2400—Cottage; 6 rooms; near corner Hyde and Jackson sts.; lot 25x60.

UNIMPROVED PROPERTY.

2 blocks, near 18th and Douglass, on direct line of Market-street extension; will be sold cheap; call at office for diagram.
$12,000—Mission, near 29th; 45x200 to Tiffany avenue.
$6000—Offer wanted; cor. Harrison and 23d; 60x100.
$6500—Capp, near 26th; 65x115.
$6750—Shotwell st., near Page; 50x100:3.
$3700—California, cor. Walnut; 47:6x68:7.
$5750—Cor. Sanchez and Elizabeth; 64x101:6.
$9000—Leavenworth st., near Filbert; 50x87:6.
$150½—Devisadero, near Hayes; 24:8x112:6.
$1000—24th, NE. cor. Vicksburg; 50x114.
$3300—Broderick, near Grove; 25x100.
$2750—Fulton, near Broderick; 25x137:6.
$2500—Sanchez, cor. 27th; 30x80.
$2250—Hampshire, near 20th; 50x100.
$3200—Cor. 18 and 19th ave.; 93:9x96.
$1500—25th ave., near Point Lobos; 70x120.
$1200—Kansas, near Humboldt; 35x100.
$1000—Page lot; 11th ave., near Point Lobos; 25x120.
$875—Cor. Yuba and Iowa; 50x100.
$700—Cherry, near Roanoke; 25x100.
MADISON & BURKE, 401 and 403 Montgomery street. 1t

PARKER & FORD, REAL ESTATE BROKERS, 628 Market st., opp. Palace Hotel. Branch Office, cor. Sixth and Point Lobos aves.

$4250. ELEGANT HOME ON POINT LOBOS ave.; has all modern improvements; has fine barn and a beautiful flower-garden; it is the prettiest home in Richmond district; street work all done; fine view of the Pacific; $2000 cash down, balance $30 per month. PARKER & FORD, 628 Market st.

$2250. BEAUTIFUL COTTAGE ON 22D ST., near Mission; has all modern improvements; only $350 cash down, balance $25 per month. PARKER & FORD, 628 Market st.

$1100. FINE LEVEL LOT; 28x100; ON California st., near 4th ave.; all ready to build on; $600 cash, balance on time. PARKER & FORD, 628 Market st.

$1200. PART CASH; LOT 25x120; ON E. side of 2d ave., near Point Lobos ave.; all ready to build on. PARKER & FORD, 628 Market st.

$3000. HOUSE OF 8 ROOMS AND BATH, at 116 Vicksburg st., near 23d; brick foundation; hot and cold water, stationary washtubs, etc.; it is in the warm belt and has a superb view of the city; can be bought for $1000 cash down, balance on time. PARKER & FORD, 628 Market st.

$4500. BEAUTIFUL TWO-STORY HOUSE of 7 rooms and bath; on the sunny side of Point Lobos ave.; the lot is worth $3000 alone; has a fine yard; brick foundation, etc.; only half cash; balance on time. PARKER & FORD, 628 Market st.

$950 FOR TWO FINE LARGE LOTS ON 17TH ave., near Point Lobos; this is the best bargain in Richmond. PARKER & FORD, 628 Market st.

$1900. HOUSE OF 5 ROOMS IN BERKELeyline; lot located on Berkeley way, near Louisa st.; this is a very great bargain and a delightful home; only $1000 cash down, balance $11 per month. PARKER & FORD, 628 Market st. 1t

FOR SALE—$2300; COTTAGE, 5 ROOMS, AND barn; lot 25x144; high basement; half block from cable; opposite Presidio, 18 Masonic ave., opp. PARKER & FORD, 628 Market st. 1t

BANNER BLOCK,
SOUTH OF THE GOLDEN GATE PARK.
CHOICE BUSINESS LOTS.
$10 TO $15 MONTHLY PAYMENTS.
Residence Lots on the Electric Railroad, Block 1148.

Fenced, graded and each lot numbered on the fence; 5:60 Fronts facing on the electric road and only one block from the Ocean House, which is being fitted up in grand style, with every modern improvement.

ONLY 800 FEET

From the junction of the two electric roads, where the turn-table will be located and within 240 feet of the great ocean boulevard.

BEST BLOCK IN THE DISTRICT.

Title guaranteed by the California Title Insurance and Trust Company.

EXAMINE THIS INVESTMENT.

No better opportunity has yet been offered to make a handsome profit on an investment in this coming residence locality. This entire block must be sold WITHIN THIRTY DAYS. Any person looking for a choice lot which will in a short time multiply many times in value should call at once at my office, otherwise an opportunity of a lifetime will be irredeemably lost. An uninterrupted marine view of outgoing and incoming vessels can always be had from any point on the block, together with a perfect view of the seal rock opposite the Cliff House.

COME EARLY, AS THERE IS SURE TO BE A RUSH FOR THESE LOTS.

Any one person who has bought park lots of me within the last two years and have not done well, or will not make money on their purchases, by calling at my office will receive from me a present of a handsome silk dress-pattern or a good alem-winder bunting-case watch.

J. T. HARDING, sole agent, 628 Market st., opposite Palace Hotel. au2 2t SuWe

STANFORD HEIGHTS — VALUES MUST INcrease. au2 SuTuThSu

$2500. PRESIDIO HEIGHTS; SIZE 27:6x127:8, on Clay st., near Maple; street sewered and macadamized.
$2500 for 2 lots on a corner in Excelsior Homestead, back of school-house and Mission road. WILSON & CARR, 18 Post st. au2 2t

$3000. TAKE UNION OR PACIFIC-AVE. cars to Scott st., near Union; 30x110; a grand view of city and bay.
$8000—47th; cor. Union and Scott sts.; sewered and macadamized; cheapest corner anywhere. WILSON & CARR, 18 Post st. 1t

$4500. SHARON ST., NEAR 15TH AND Market; lot 50x125; sewered; a big bargain.
$2500—37x126; on Park road and Lott st., near Waller; level; fine view; street macadamized. WILSON & CARR, 18 Post st. 1t

STANFORD HEIGHTS—DESIRABLE FOR RESIDence. au2 SuTuThSu

PROLL, BAEHR & CO. (SUCCESSORS TO H. Gambs), Real Estate and Insurance Agents, Houses Rented, Rents Collected, 3 Montgomery st.

INVESTMENT AND RESIDENCE.

$12,000—Clay st., nr. Hyde-st. cable; residence 10 rooms; bath; first-class improvements; lot 25x137:6.
$8000—Waller-st. investment, nr. Fillmore; 25x120 to avenue; 2 houses of 7 and 4 rooms and baths; rents $66.
$7250—Handsome-paying investment; rents $64 per month; 4 flats; lot 27:6x115; nr. Mission and 14th sts.; always rented.
$3600—Cottage; Sanchez st., nr. Market-st. cable; 5 rooms, bath, basement, stone sidewalk; lot 25x90; a pretty home.
$3000—Guerrero-st. lot, nr. 19th; 25x90.
$3250—Baker st., nr. Washington; 25x106:3.
$3150—Choice lot; Page st., nr. Lyon; 25x100.
$1850—20th st., nr. New Noe; 25x114; fine view of entire city. PROLL, BAEHR & CO., 3 Montgomery street. au2 SuTh 2t

STANFORD HEIGHTS — ONE-FIFTH CASH; balance 2 years. au2 SuTuThSu

BUCKINGHAM & CO., 415 Montgomery st.
CHEAP.
$3500—80x114 feet; Clipper st., nr. Castro; sewered, graded and macadamized.
SOUTH SIDE BARGAINS.
$2250—Corner on 2 streets; 240x195 feet; 11 lots.
CHEAP RICHMOND CORNER.
$3000—Lot 200x120 feet.
PACIFIC HEIGHTS.
$3150—Lot 25x100 feet; bet. Baker and Lyon sts.; on easy terms.
BUCKINGHAM & CO., 415 Montgomery st. 1t

STANFORD HEIGHTS—LOTS LEVEL; BLOCKS fenced. au2 SuTuThSu

A BIG CHANCE TO MAKE MONEY—10,000 acres, at $2 per acre; $2000 cash, balance on long time; the finest timber, well watered, and plenty of fine timber; located in one of the best counties in the State; 20 miles from R. R. station; county road through property. For maps and particulars apply to A. G. RUGG, 413 Sansome st., cor. Pine, San Francisco. 2t

STANFORD HEIGHTS—NO DUST OR SAND. au2 SuTuThSu

FOR SALE—MODERN HOUSE; 5 ROOMS AND bath; flower garden; marine view. Apply at 2502 Leavenworth st. 1t

STANFORD HEIGHTS—OFFICE 702 MARKET street. au2 SuTuThSu

$3000. TWO FLATS NEAR MASON AND Sacramento sts.; 5 minutes' walk from Kearny st.; splendid neighborhood; rented for $36 per month. Apply to LEE & GOODY, 330 Montgomery st., Safe Deposit Building. au2 3t

$4500. PINE ST., NEAR SCOTT—2-STORY bay-window house of 6 rooms; easy terms; in splendid neighborhood. LEE & GOODY, 330 Montgomery st., Safe Deposit Building. au2 3t

$2650. DEVISADERO ST., NEAR RIDLEY—lot 25x100; choice neighborhood. LEE & GOODY, 330 Montgomery st., Safe Deposit Building. au2 3t

STANFORD HEIGHTS—OFFICE 702 MARKET street. au2 SuTuThSu

FOR SALE ON EASY TERMS—2 COTTAGES ON Vermont st., bet. Sierra and Humboldt; street sewered and macadamized and wider than Valencia; modern improvements; planked basement. Apply J. F. LOGAN, 2719 Bryant ave., bet. 25th and 26th sts. au2 3t*

STANFORD HEIGHTS—OFFICE 702 MARKET street. au2 SuTuThSu

FINE LOT ON DOUGLASS ST.; 25x125; MARket price $1200; will sell for less than $1000. Call 25 Hyde st., WATSON. au2 3t*

114x107:6, WITH IMPROVEMENTS; SW. JERsey and Diamond sts. Inquire premises. 2 10*

CITY REAL ESTATE.

THE CARNALL-HOPKINS CO.,
624 Market st., San Francisco.
Members of the San Francisco Real Estate Exchange.

$200 AND UPWARD—THE FOLLOWING items embrace only a few of our bargains. Call and examine our extensive list.

IMPROVED.

$5800. CHEAPEST HOME IN WESTERN Addition; 2-story house; 9 rooms; in good condition; must be sold. CARNALL-HOPKINS CO.

$5800. RENTS $570 A YEAR, ABOUT 8 per cent; 2 new flats on the W. side of Lyon st., near Sutter; 5 and 6 rooms and bath; all modern improvements; electric bells, etc. CARNALL-HOPKINS CO.

$3500. LOUISA ST., BET. 3D AND 4TH, Folsom and Harrison; 2 nice flats, renting for $30 a month. CARNALL-HOPKINS CO.

BUYERS LOOKING FOR INVESTMENTS IN flats in any part of the city will find it to their advantage to give us an early call, as we have some of the choicest propositions now on the market. THE CARNALL-HOPKINS CO., 624 Market st., San Francisco.

UNIMPROVED.

$3300. FOLSOM ST., NEAR 24TH; LOT 25x87:6. CARNALL-HOPKINS CO.

$300 EACH—4 LOTS ON N. SIDE THRIFT ST., Ocean View; lots 25x100. CARNALL-HOPKINS CO.

SEVERAL OUTSIDE LAND BLOCKS FOR SALE at a bargain. CARNALL-HOPKINS CO.

$225 EACH—11 LOTS S. OF PARK; 1 BLOCK from the new railroad. CARNALL-HOPKINS CO.

$1300 EACH—2 LOTS, 25x114, ON HILL ST., near Sanchez. CARNALL-HOPKINS CO.

$3800. LOT 27:6x137:6, ON PAGE ST., near Scott. CARNALL-HOPKINS CO.

$2000. NE. COR. OF 26TH AVE. AND B st.; easy terms; lot 75x125. CARNALL-HOPKINS & CO.

$100 EACH—BEAUTIFUL LOTS IN THE CITY Extension Homestead, on line of Baden Electric Railroad, now being finished; $10 down, balance in monthly installments of $5 each, without interest. CARNALL-HOPKINS CO.

$900 EACH—4 LOTS, 25x120 EACH; E. SIDE of 9th ave., bet. J and K sts.; lots graded; streets graded and macadamized. CARNALL-HOPKINS CO.

$600. 33:4x100; DE HARO ST., NEAR SOnoma. CARNALL-HOPKINS CO.

LAKEVIEW—CHOICEST BLOCKS IN THIS beautiful suburb; single lots for sale on easy monthly installments. CARNALL-HOPKINS CO.

HOUSE OF 4 FLATS ON CLARA ST., BET. 4TH and 5th; can be bought cheap. CARNALL-HOPKINS CO.

LOTS FOR SALE IN THE FLINT TRACT, OAK land Heights, having a beautiful view of the surrounding country; a fine locality for a lovely home; only 2 blocks from the cable road and 10 minutes' ride from the local train; terms to suit all; full particulars may be had at our office. THE CARNALL-HOPKINS CO., 624 Market st., San Francisco. au2 SuWe tf

O. F. VON RHEIN & CO., REAL ESTATE BROKers and Auctioneers, 524 California st.

MARKET-ST. LOT, FRONTING FELL, POLK and Market; cost improvements. O. F. VON RHEIN & CO., 524 California st.

$25,000. TAYLOR ST.; CORNER; 128x77:6; 5 fine bay-window houses; rents $182 net; first-class order. O. F. VON RHEIN & CO., 524 California st.

$14,000. VALENCIA ST., NEAR 20TH; 40x92:6; 2 houses, always rented. O. F. VON RHEIN & CO., 524 California st.

$12,500. CALIFORNIA, NEAR LARKIN; 2 houses; 8 handsome flats; 27x87; rents $87 50. O. F. VON RHEIN & CO., 524 California st.

$12,000. SE. 21ST AND BARTLETT; 33x90; nice residence. O. F. VON RHEIN & CO., 524 California st.

$9000. QUINCY, N. OF PINE; RENTS $100; 21x83:6. O. F. VON RHEIN & CO., 524 California st.

$8500. WASHINGTON, NR. BAKER; 25x102½; 2 flats; rent $65; new. O. F. VON RHEIN & CO., 524 California st.

$8500. 17TH ST., NEAR GUERRERO; 60x115; 8 rooms and bath. O. F. VON RHEIN & CO., 524 California st.

$8100. MINNA ST., NEAR 10TH; 41:8x80; rents $70; flats. O. F. VON RHEIN & CO., 524 California st.

$10,500. 1226 VALENCIA, NEAR 23D; 25x117; through to San Jose ave. O. F. VON RHEIN & CO., 524 California st.

$7250. STEINER, NEAR SUTTER, 2 FLATS; 25x120; always rented. O. F. VON RHEIN & CO., 524 California st.

$7000. CHESTNUT, NEAR DUPONT; FINE marine view; residence; 37:3x127:6, with L 30x52:6. O. F. VON RHEIN & CO., 524 California st.

$6500. TREAT AVE., NEAR 25TH ST.; 2 flats; 24:6x112:6, to an alley. O. F. VON RHEIN & CO., 524 California st.

$5750. O'FARRELL ST., NEAR PIERCE; 25x100; 7 rooms and bath. O. F. VON RHEIN & CO., 524 California st.

$5750. WALLER, NEAR DEVISADERO; 7 rooms, bath; bay-window; rents $35. O. F. VON RHEIN & CO., 524 California st.

$5500. HOWARD, NEAR 21ST; 30x122:6; 7 rooms and bath. O. F. VON RHEIN & CO., 524 California st.

$5250. CAPP ST., NEAR 25TH; 35x115. TO an alley; 9 rooms and bath. O. F. VON RHEIN & CO., 524 California st.

$5250. LOTT ST., NEAR GOLDEN GATE ave.; 2 flats; rents $45. O. F. VON RHEIN & CO., 524 California st.

$4000. JERSEY, NR. DIAMOND; 2 FLATS; rents $41. O. F. VON RHEIN & CO., 524 California st.

$3500. HARRISON AVE., NEAR FOLSOM st.; rents $44. O. F. VON RHEIN & CO., 524 California st.

$3500. VALLEY ST., SANCHEZ; 25x114; 2 flats; rents $24. O. F. VON RHEIN & CO., 524 California st.

$6750. LAGUNA, NR. ELLIS; 8 ROOMS AND bath; part can remain on mortgage. O. F. VON RHEIN & CO., 524 California st.

$5000. CAPP ST., NR. 17TH; 25x122:6; NICE home; 8 rooms and bath. O. F. VON RHEIN, 524 California st.

$4500. LOTT ST., NEAR GOLDEN GATE ave.; 25x100; 6 rooms and bath. O. F. VON RHEIN & CO., 524 California st.

$2750. HARRISON ST., NEAR 23D; 26x100; 4 rooms. O. F. VON RHEIN & CO., 524 California st.

$2600. CHURCH, NR. LIBERTY; 8 ROOMS and bath; 25x80. O. F. VON RHEIN & CO., 524 California st.

UNIMPROVED.

$35,000. 68:9x137:6; S. SIDE OF CALIFORnia st., opp. Chas. Crocker's mansion; all ready to build on. O. F. VON RHEIN & CO., 524 California st.

$12,000. SW. CORNER LOMBARD AND Pierce; full 50-vara. O. F. VON RHEIN & CO., 524 California st.

FULL BLOCK FRONTING POTRERO AVE., 19th, Connecticut and Hampshire; in lots to suit. O. F. VON RHEIN & CO., 524 California st.

$3500. 24TH, NR. DIAMOND; 50x140 IN 2 lots. O. F. VON RHEIN & CO., 524 California st.

$8500. 10TH, NEAR HOWARD; 50x100; good eligible building site. O. F. VON RHEIN & CO., 524 California st.

$6000. LOMBARD, NEAR WEBSTER; 68:9x120. VON RHEIN & CO., 524 California street.

$2350. CASTRO, NR. 15TH; GOOD LOT. O. F. VON RHEIN & CO., 524 California.

$3500. HOWARD, NEAR 24TH; 25x122:6. O. F. VON RHEIN & CO., 524 California st.

$3150. N. SIDE FELL ST., NEAR DEVISAdero; 25x137:6. O. F. VON RHEIN & CO., 524 California st.

$2600. HARRISON, NEAR 25TH; 44x100. O. F. VON RHEIN & CO., 524 California st.

$2350. 15TH, NR. NOE; 25x115; GOOD LOT. O. F. VON RHEIN & CO., 524 California st.

$1800. 18TH, NR. HARTFORD; 25x75; FINE lot. O. F. VON RHEIN & CO., 524 California st.

$1650. DAME, NEAR RANDALL; 50x125. O. F. VON RHEIN & CO., 524 California st.

$1175. 25x120; 8TH AVE., NEAR POINT Lobos. O. F. VON RHEIN & CO., 524 California st.

$2000. POINT LOBOS, NR. 8TH AVE.; 25x100; cheapest lot on the ave. O. F. VON RHEIN & CO., 524 California st.

$1000. LOTS; 21ST ST., NEAR DIAMOND; 25x125. O. F. VON RHEIN & CO., 524 California st.

$1000. HAMPSHIRE, NR. 20TH; GOOD reasonable lot. O. F. VON RHEIN & CO., 524 California st.

$950. CALIFORNIA, NEAR 17TH; 26x100; fine view. O. F. VON RHEIN & CO., 524 California st.

$350. GOOD BUILDING LOTS; 5 MINUTES' walk from Valencia-st. cable; certainly the cheapest in the city; no sand. W. B. MARSHUTZ & CO., 630 Market st., rear office.

$2250. SUNNY NEW COTTAGE, 4 ROOMS; 7-ft. basement; Cook st., few steps from cars; easy terms. W. B. MARSHUTZ & CO., 630 Market st., rear office.

$3350. NEAT BAY-WINDOW COTTAGE 5 rooms and bath; at the Mission; lot 25x90; easy terms. W. B. MARSHUTZ & CO., 630 Market st.

$5500. BEST INCOME PROPERTY IN THE market; near 6th; steady income, $57 monthly; cut this ad. out and call on us. W. B. MARSHUTZ & CO., 630 Market st., rear office.

$1600. HOUSE 2 FLATS; 4 ROOMS EACH; rents $18; near Mission-st. cars; lot 25x70; rents $15; neat little bargain. W. B. MARSHUTZ & CO., 630 Market.

$1200. NEW HOUSE, 5 ROOMS; FEW MINutes' walk from Mission-st. cars; lot 25x70; part cash. W. B. MARSHUTZ & CO., 630 Market st.

$3000. PRETTY COTTAGE, 4 ROOMS; SEVeral closets; San Jose road; electric railroad passes the door; grand lot, 75x173; splendid location. W. B. MARSHUTZ & CO., 630 Market st., rear office.

$100 EACH—PERFECTLY LEVEL LOTS; Evergreen Park, Alameda County. W. B. MARSHUTZ & CO., 630 Market st. au2 SuFr

$2650. A SPLENDID CORNER, NEAR MISsion road; 178x106; 7 fine lots; a bargain. W. B. MARSHUTZ & CO., 630 Market street. au2 SuFr

STANFORD HEIGHTS — BLOCKS NICELY fenced. au2 SuTuThSu

REAL ESTATE FOR SALE BY C. H. REYNOLDS & CO., 333 Montgomery st., corner California:

Improved, business, productive property on main streets of city: water lots, water front, business and residence property in all portions of the city.

For particulars buyers apply at office. 1t

STANFORD HEIGHTS—STREETS TURNPIKED. au2 SuTuThSu

$3600. 2-STORY BAY-WINDOW HOUSE; 5 rooms, bath, laundry, basement, nice garden, stone sidewalk; sun in every room; near 4 lines cars; Mission warm belt. 1938 San Carlos ave. au2 4t* SuWeFrSu

$850. CHOICE LOT FOR A HOME; MAGNIficient marine view; south side Belgrave ave., near Stanyan, near Park and projected electric roads. CHAS. H. SYKES, 129 O'Farrell street. au2 3t*

SUNNYSIDE AND SUCCESS! jy26 SuTuThSu

CITY REAL ESTATE.

EASTON, ELDRIDGE & CO.,
Real Estate Agents and Auctioneers,
638 Market st.

$12,000—4 substantially-built built flats of 6, 5, 6 and 5 rooms, baths, etc., on 15th st., off Market; all surroundings attractive, always rented; lot 40x110; this is a good, safe investment.

$3400—Hyde st., nr. Union; comfortable 2-story house of 6 rooms and bath; lot 22x70.

$3500—Treat ave., nr. 24th; 5 rooms, bath, etc.; lot 25x112:6.

$2750—Clipper st., nr. Church; nice 2-story house of 6 rooms and bath; lot 25x114; very cosy place; convenient to cable line.

$2000—Castro st., nr. Henry; house of 4 rooms; lot 25x80; cheap.

$6500—20th st., nr. Valencia; good 2-story house of 8 rooms and bath; lot 25x114.

$3600—Hayes st., nr. Devisadero; cottage of 4 rooms, brick foundation, etc.; with that small outlay house can be converted into flats and made to pay well; lot 25x70.

$5200—If you want a cosy place, look at this beautiful cottage of 6 rooms and bath in a No. 1 condition, situated on Baker st., close to Pine; two cable lines; fine neighborhood; lot 25x106:3.

$1900—Chestnut st., near Fillmore; cottage of 4 rooms, and lot 27:6x120, running through to a rear street.

$8500—Bush st., near Baker; 2 flats of 5 and 6 rooms and bath each; rents $50; lot 25x137:6.

$23,000—Broderick st., NW. cor. Waller; 3 new modern residences of 8, 7 and 7 rooms, baths, etc., and all modern improvements; lot 80x100; this is a splendid investment, very choice location and always well rented.

$6,000—Hayes st. corner in the business center; fair improvements renting for $45 per month; could be further improved and may to pay big; frontage on Hayes st. of 80 feet; get particulars.

BUILDING LOTS.

$4100—Reduced: Page st., bet. Buchanan and Webster; 25x120.
$3600—Webster st., near Haight; 25x100.
$3500—Page st., near Broderick; 25x137:6.
$1000—Oak st., near Fillmore; 25x100.
$3500—Fell st., near Webster; 27:6x137:6.
$2750—Fell st., near Lott; 25x100.
$2500—Baker st., near Pine; 25x87:6.
$1500—Willard st., bet. Golden Gate ave. and Turk; street work done; 25x120; cheap.
$2000—McAllister st., near Lott; 25x137:6.
$6000—Page st., SE. cor. Clayton; 37:6x112:6; a decided bargain.

We have a long and choice list of lots on Ashbury Heights and in vicinity of the Park.

We have the most extensive list of Presidio Heights lots.

RICHMOND LOTS.

$800—This is a cheap one; 6th ave., bet. A and B; 25x120.
$2600—Clement st., SW. cor. of 2d ave.; 32:6x100.
$1050—9th ave., bet. Point Lobos and Clement; 25x120.
$850—12th ave., bet. California and Lake; 25x120.
$2350—Lake st., cor. of 22d ave.; 65x100.
$1600—This lot is 50 feet wide and is level; street sewered, etc.; Cook st., just off Point Lobos ave.; 25x120.
$850—15th ave., near Point Lobos; 25x120.
$600—17th ave., near California; 25x120.
$2350—19th ave., bet. California and Clement; 75x120.
$1600—A bargain; 30th ave. cor. of H; 60x171:8.
$2350—23d ave., bet. B and C sts., 125x120.
$1900—B st., bet. 13th and 14th aves.; 45:9x127:8.

GET OUR FULL LIST.

$200—$100 cash, balance $10 per month; near line of electric road in Block 997; other agents make special mention of lots in this block at $250.

$2500—South end of Block 1152; fronting the electric road and only