CITY REAL ESTATE.

G. H. UMBSEN & CO.,

REAL ESTATE AGENTS, RENT COLLECTORS AND GENERAL AUCTIONEERS.
14 Montgomery street.

Call at our office and obtain one of our "Real Estate Records," which contains a full list of properties for sale in all parts of the city.

$8000. 2 ELEGANT NEW BAY-WINDOW flats; brick foundations; laundry; all modern conveniences; lot 26:8x137:6; rents $60 per month; Pacific Heights.

$6000. NICE SUBSTANTIAL COTTAGE OF 5 rooms and bath; elegant view; lot 50x105; Church st., on line of proposed cable road.

$4200. HOUSE OF 2 FLATS; RENTS $33; lot 25x80; on Stevenson st.

$8000. 3 NEW BAY-WINDOW FLATS ON Guerrero st.; brick foundations; all modern improvements; pays 7½ per cent net; lot 25x100.

$7750. RENTS $79; LOT 50x80; THIS IS an excellent investment; 6 flats; always rented; Clinton st.

$2200. CHEAP; A SUBSTANTIAL COTtage on the sunny side of Valley st.; lot 25:8x114.

$15,000. HOUSE AND LOT 22x62:6, ON O'Farrell st.; downtown.

$3300. 23D ST.; BAY-WINDOW COTTAGE of 5 rooms, bath and laundry; brick foundations, stone walks, etc.; lot 25x114.

$3050. ALABAMA ST., NEAR 24TH-ST. cable-road; house of 2 flats; rents $24; lot 26x100.

$6750. NEARLY NEW; 2-STORY BAY-WINdow house; grocery and barroom below, flat of 6 rooms and bath above; brick foundations; marble mantels; lot 28x93; corner near 23d and Valencia sts.; will sell stock and fixtures for $7250.

$8250. FINE BAY-WINDOW RESIDENCE of 9 rooms and bath; sunny line of O'Farrell st.; street accepted by the city; lot 37x82 to rear street.

$9250. BUSINESS CORNER ON MINNA st.; rents $86 per month; 2 houses and lot 25x80.

$7250. ELEGANT NEARLY NEW RESIdence on Scott st., opposite park; 7 rooms and bath; brick foundations, stone walks, finished basement; lot 25x90; fine view; must be sold; make an offer.

$4750. CHEAP; NICE 2-STORY, BAY-WINdow residence of 8 rooms and bath; stone walks; lot 27:6x75; sunny side of Eddy st.

$2900. BAY-WINDOW COTTAGE OF 6 rooms and bath; lot 26x100; Alabama st.; this is an actual bargain.

$3500. BARGAIN; SUBSTANTIAL 2-STORY bay-window house of 7 rooms and bath; brick foundations, etc.; lot 26:4x114; sunny line of Valley, near the proposed Church-st. cable, and only short distance from the electric road.

$5200. MAKE AN OFFER; MUST BE SOLD; Hyde-st. business property; nearly new 2-story bay-window building; store and flat; rents $40 50 per month; brick foundations, etc.

$5000. 2 BAY-WINDOW COTTAGES; BRICK foundations; rents $30; Polk st.; lot 30x80.

$5150. NICE 2-STORY BAY-WINDOW RESIdence of 6 rooms and bath; brick foundations, etc.; rents $35; lot 22:6x92:6; on Steiner st.; near several lines of cable-roads.

$4100. REDUCED TO MAKE A QUICK sale; lot alone worth the money; cottage of 6 rooms and bath; lot 30:6x117:6; on Guerrero st.

$3250 EACH—ON THE INSTALLMENT plan; elegant new bay-window cottages of 5 rooms and bath each; stone walks, brick foundations, etc.; York st., near 24th-st. cable-road.

$11,500. 4 FINE FLATS IN THE WARM belt of the Mission; near Market st.; upper of 6 rooms and bath each and lower of 5 rooms and bath each; brick foundations; rents $85; lot 45x115.

$9000. 4 NEW FLATS; BRICK FOUNDAtions; all latest conveniences; rents $72; lot 36x117:6 to an alley; on Guerrero st.

$6250. 3 BAY-WINDOW FLATS; BRICK foundations; rents $55 50; lot 25x100; sunny line of 15th, near Guerrero.

$4900. 2 BAY-WINDOW COTTAGES AND lot 50x122:6; rents $38; Shotwell st.

$8250. RENTS $70 PER MONTH; 2 ELEgant new bay-window flats of 6 and 7 rooms and bath each; brick foundations; lot 28x87:6; sunny line of Sutter st.

$10,000. RENTS $74 PER MONTH; LOT 51:6x60 and 25:9x60; Ellis st., running through to rear street; 4 houses and cottage.

UNIMPROVED.

$3150 EACH—2 LEVEL LOTS READY TO build on; each 25x137:6; Page st., nr. the Park.

$1350 each; cheap; 2 lots ready to build on; 20th st. a short distance from Castro-st. cable; 25x97:6 each; street work done.

$2000—Must be sold; make an offer; corner lot; 3 houses; Clement st.; marine view.

$1350—Lot 80x114; N. line of 25th st.; lot ready to build on.

$300—Lot 25x120; 46th ave., nr. I St.; S. side.

$180 each—5 lots, 25x70 each, in Gift Map 3.

$4150—Lot 28x75, on line of 24th st.; cable-road; good business location.

$1050—Lot 25x114; sunny line of Day st., nr. proposed Church-st. cable-road; ready to map 3.

$1000 each—Diamond st.; 2 lots, each 25x125; street work done.

$2250—Corner on Church st.; lot 25:11x114.

$2500—Van Ness ave. of the Mission; Dolores st.; lot 25x105; elegant view; ready to build on.

$2150—Beaver st.; lot 25x115; ready to build on.

$2000—Cheney st., on line of electric road; lot 50x100; Spring Valley water; also well.

$3000—Corner lot 37x79, and lot 50x79, a corner on 18th st., on line of electric road; street work done; both lots, $3000; terms may be given for flats.

G. H. UMBSEN & CO., 14 Montgomery.19 SuTuTh

FOR SALE AT A SACRIFICE—NEW 5-ROOM cottage in center of city, on cable line; bath; bay-windows; all modern improvements; an opportunity to acquire snug home seldom offered, or would exchange. G. H. UMBSEN & CO., 14 Montgomery. je19 SuWeSu 3t*

$2900. MUST BE SOLD; A BARGAIN; A nice bay-window cottage of 6 rooms and bath; stone walks; all modern conveniences; lot 26x100; on Alabama st. a short distance from cable road. Apply immediately to G. H. UMBSEN & CO., 14 Montgomery st. je11 13 15 17 19 21 23

MCALLISTER ST., N. SIDE, BET. WILLARD and 1st ave.; fine building lot, 26:5x138; street sewered and macadamized. W. I. MORGAN & CO., 512 Cal st.

$9250. RENTS $93; PACIFIC ST., BET. Powell and Mason; 3-story house, arranged in flats; brick foundation; see this immediately; a bargain. W. I. MORGAN & CO., 512 Cal. st.

$2000. FINE BUILDING LOT; HAYES ST., bet. Devisadero and Broderick; size 25x137:6. W. I. MORGAN & CO., 512 Cal. st.

$3000. FRANCISCO ST., BET. KEARNY and Dupont; 2 houses, 4 rooms each; size, 40x80. W. I. MORGAN & CO., 512 Cal. st.

$2250. RENTS $20; LANGTON ST., BET. Harrison and Bryant; size of lot, 25x80; street accepted. W. I. MORGAN & CO., 512 Cal. st.

$4250. CLARA ST., BET. 5TH AND 6TH. Substantial house, arranged in flats of 5 and 6 rooms; size of lot, 25x80. W. I. MORGAN & CO., 512 Cal. st.

$1200 EACH—2 LOTS; N. SIDE HILL ST., bet. Sanchez and Noe. W. I. MORGAN & CO., 512 California st.

$4300. RENT $48; LANGTON ST.; SIZE OF lot, 25x75. W. I. MORGAN & CO., 512 California st.

$5500. RENTS $42; MAKE AN OFFER; must be sold; size of lot, 25x137; Hayes st., bet. Broderick and Baker. W. I. MORGAN & CO., 512 California st.

$4250. LEAVENWORTH ST., BET. VALLEjo and Broadway; 2-story house 11 rooms. W. I. MORGAN & CO., 512 Cal. st.

$5000. RENTS $51; 2-STORY BAY-WINdow house; store and flats; Perry st. bet. 4th and 5th; size of lot 25x80. W. I. MORGAN & CO., 512 Cal. st.

$6000. BUSINESS INVESTMENT; RENTS $50; Hyde st., E. side, bet. California and Pine; store and flats; street accepted. W. I. MORGAN & CO., 512 Cal. st.

$5000. NEW FLATS; 5 AND 4 ROOMS AND bath each; lot 27:6x110; Lott st., W. side, bet. Golden Gate ave. and Turk st. W. I. MORGAN & CO., 512 Cal. st.

UNION, BET. VAN NESS AVE. AND FRANKlin st.; select residence lots; N. side; size 25x117:6 each; price $2500; terms easy if required; take California, Hyde or Union st. cars. W. I. MORGAN & CO., 512 Cal. st.

$5000. RENTS $58; 6 FLATS; WELSH ST., N. side, bet. 3d and 4th, Bryant and Brannan. W. I. MORGAN & CO., 512 Cal. st. je19 tf SuWe

J. W. COLEMAN, REAL-ESTATE AGENT, 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.

$7150—Haight st., near Baker; cosy home of 7 rooms and bath; sun all day; nice garden and fine view; part cash; size 25x120.

$6000—For this fine lot, N.W. cor. Dolores and 26th sts.; all ready for building; size 52x100.

$2250—28th st., near Sanchez; large lot, 53:4x114; street work done.

$2700—Perry st., near 5th; 2-story house of 7 rooms; rents $28; street accepted by city; four car lines within 1 block; size 25x80.

$3000—Florida st., near 26th; nearly new cottage house; 4 rooms, bath, etc.; make an offer.

$2100—Cheap; Douglass st., near Elizabeth; street work all done; size 50x125.

$1900—25th ave., bet. A and B; 100x120; a bargain. je19 SuWe tf

NOW IS YOUR CHANCE TO GET A CHOICE lot in Richmond, 25x120, on the E. side of 12th ave.; ready to build on; will be sold this week for the small figure of $825. MRS. HENDRY, 630 Market st., opp. Palace Hotel.

THE GREATEST BARGAIN EVER OFFERED! I now is your chance to get a fine business stand not 50 feet from the turntables of the electric road and Olympic grounds; the road will be running next month, so now is your time to buy before property rises 50 per cent. MRS. HENDRY, 630 Market st. je19 SuWe

$1000 CASH — RESIDENCE OF 8 ROOMS and bath; Western Addition; fine marine view; balance $7000 at 7 per cent.

$1600—House and lot of 6 rooms; Mission.

$475. On O'st., near 24th ave.; 25x100.

$550—25x120; next California-st. depot on 20th avenue.

$275—25x120; 22d ave., near electric road.

$275—25x120; third block from the beach.

$175. 25x120; second block from electric road.

$125. 25x120; Knox st.; University Homestead.

Good exchanges offered in city and country property. T. L. ORR & CO., 112 Montgomery st.SuTuFr

$9300. AN ELEGANT NEW FAITHFULLY built house; 5 large, lofty rooms, bath; every convenience; basement; suitable for additional tenement; great bargain. 711 Elizabeth st., near Castro. *

$3200. BARGAIN; $600 DOWN, MONTHLY installments, for 6-room cottage; high basement; several installments already paid; will transfer for first installment. Apply on premises, 1735 23d st., or 5 Oak; Castro-st. car. je19 3t*

$500. BARGAIN; LOT ON 27TH ST., NEAR Castro; easy terms. 1128 Vallejo. 19 3t*

FOR SALE ON EASY TERMS; 2 ELEGANT COTtages; 5 rooms; bath; 7-foot basement. Sanchez and 26th sts.

CITY REAL ESTATE.

MADISON & BURKE, REAL ESTATE AGENTS (established 1868), 626 Market st.

IMPROVED PROPERTY.

$32,500—Fourth, nr. Folsom; large 4-story building; will net 6 per cent; lot 40x57:6.

$40,000—Geary, nr. Dupont; good improvements; lot 22:11x60.

$25,500—Fourth, nr. Bryant; new 3-story building; 2 stores and 4 flats; rents $173; lot 50x80.

$36,500—Cor. on Geary st., nr. Taylor, paying a fair income; 56x92:6.

$46,500—Reduced; large Montgomery-ave. gore corner; stores and boarding-house; pays 9½ per cent.

$25,000—2d st., near Mission; well improved; lot 30x77:6.

$18,000—Oak-st. corner, 1 block of Market; 27:6x120, with house.

$18,000—Residence and large grounds; Pine nr. Octavia; lot 55x129 to rear street.

$12,300—Mission, nr. 23d; 39:10x122:6; well improved; a bargain.

$16,000—Rents $1500 per annum; 2d, nr. Howard; lot 35x80.

$12,300—California, near Webster; good residence, 10 rooms and bath; 27:6x132:6.

Van Ness ave.; new residence, 10 rooms and bath, all modern improvements; 27x123; cheap; $13,500.

$12,000—Fine residence; 8 rooms and bath; 21st st. near Dolores; lot 53x114.

$11,000—Twenty-fifth and Jessie; store and flats; rents $86; lot 30x80.

$10,000—Treat ave., nr. 24th; residence of 10 rooms; stable, green house, etc.; lot 90x122:6.

$10,000—Shotwell, near Buchanan; double house; rents $75; lot 27:6x120.

$9700—Shotwell, nr. 19th; two houses, well rented; lot 45x122:6.

$9500—Mission, nr. 19th; 9 rooms and bath; lot 30x90.

$9000—Rents $900 per annum; central; 1 block of California and Kearny; brick; 21x137:6.

$9000—Bush, near Buchanan; double house; rents $75; lot 27:6x120.

$9700—Shotwell, nr. 19th; two houses, well rented; lot 45x122:6.

$9500—Mission, nr. 19th; 9 rooms and bath; lot 30x90.

$9000—Rents $900 per annum; central; 1 block of California and Kearny; brick; 21x137:6.

$9000—Bush, near Buchanan; double house; rents $75; lot 27:6x120.

$8500—Mission, near 25th; 40x115 to alley.

$8250—Corner Noe and 26th; lot 25x114.

$4900—Grove st., near Lyon; 50x137:6.

$8875—Broadway, near Octavia; 34:4x127:8.

$5000—Corner on Mission road, 101:6x50.

$6000—Choice lot; 25x137, through to Marshall st.

$4200—Broderick, near Turk; 43:9x100; cheap.

$6000—Corner Church and 21st; 52x125.

$2450—20th, corner Eureka; 25x97:6.

$3000—Castro, near Jersey; 25x105.

$2700—Pine st., near Baker; 25x137:6.

$5700—Dolores st., near 24th; 50x125.

$3000—Waller, nr. Scott; choice residence lot; 30x110; cost $4000.

$3000—Dolores, nr. 23d; 25x117:6.

$3300—22d and Douglass; 60x81.

$2550—Hayes, near Lott; 25x100.

$2000—24th, nr. Diamond; 30x114.

$2250—21st, near Treat ave.; 25x100.

$3500—20th, near Dolores; 50x114; cheap.

$2000 each—3 lots, Chattanooga, nr. 21st; 26x125.

$2850—Scott, nr. Haight; 25x106.

$2100—Point Lobos, near 8th ave.; 25x100.

$1850—Cor. 24th and Douglass; 25x85; suitable for business.

$1900—Chattanooga, near 23d; 25x117:6.

$1800—Castro, nr. 22d; 25x105.

$1700—Clarendon ave., near Stanyan; 50x125.

$2250—Church, near 21st; 26x125.

$2500 each—2 lots, Waller, nr. Ashbury; 25x110.

$2350 each—4 lots, 21st, nr. Chattanooga; 25x104.

$1200 each—Hill, nr. Sanchez; 25x114.

$1250—Duncan, near Sanchez; 30x114.

$850—29th, near Sanchez; 25x114.

$1000—7th ave., near B; 25x120.

$1000—Diamond, near 22d; 25x125.

MADISON & BURKE, 626 Market st. 1tt

TROY & MCNALLY,

REAL ESTATE AGENTS,
630 MARKET ST.

$5850. BEAUTIFUL NEW RESIDENCE, just completed, containing 8 rooms, bath, reception hall and salon parlor; superbly decorated throughout; gas fixtures all in; this is certainly the most elegant residence for the money that can be found in the city; situated on 21st st., near Castro; house open all day; see this. TROY & MCNALLY, 630 Market st.

MAKE AN OFFER! MUST BE SOLD!

ELEGANT HOME ON VALLEJO ST., CLOSE TO Van Ness ave.; fine 8-roomed house with all modern improvements; stone walks and street accepted; large lot, 25x137:6, with a charming view of the Golden Gate; this is the choicest offering in this elite district. TROY & MCNALLY, 630 Market st.

A CHOICE BARGAIN.

$1125. FINE BUILDING LOT, 25x120, ON the W. line of 2d ave., bet. Point Lobos and Clement; street work completed; lot level as a floor; cable-road running; see us at once if you want to secure this pickup. TROY & MCNALLY, 630 Market st.

$1400. NW. COR. 14TH AVE. AND J ST.; 50x100; lot level and on the grade; the running of the electric road to the Olympic Club grounds next April will certainly make this corner worth $2500. TROY & MCNALLY, 630 Market st. jul9 SuTh

P. A. DOLAN & CO.,

REAL ESTATE.
630 Market st., opposite Palace Hotel.

The "San Francisco Globe," published by us, contains full list of property for sale in all parts of the city and country, which will be sent free to any address on application.

$1600. NW. CORNER, 60x100, IN THE Richmond district, only a block from Point Lobos ave., a franchise for a cable has been granted to the Market-st. Cable Company to pass this fine property and will be built in 1 year, when it will sell for $100 per front foot; positively the cheapest lot in the Richmond district. P. A. DOLAN & CO., 630 Market st.

$8500. A SPLENDID PIECE OF GOLDEN Gate ave. property at less than half its actual value; 27:6x137:6 with front and rear houses; rents well; a short distance from new City Hall; is now splendid business property; inside of 5 years will sell for $1000 per front foot; don't delay; it must positively be sold before the 1st of July. P. A. DOLAN & CO., 630 Market st.

$3250. FINE ALMOST NEW COTTAGE OF 5 rooms and lot 25x80; all the latest improvements; situated in the sunny Mission, bet. 16th and 17th, Sanchez and Noe; will be sold on installments same as rent; don't delay; you can buy it on a bargain. P. A. DOLAN & CO., 630 Market st. je19 SuTuTh tf

MCEWEN BROS.,
415 MONTGOMERY ST.

$25 CASH; BALANCE $10 PER MONTH; LOTS on Richmond, near Point Lobos ave.

$125. 25x100; CHEAP LOTS NEAR ELECtric line; installments.

$150. 25x100; A BARGAIN; LOT IN OCEAN View; electric road.

$350. VERY DESIRABLE LOT NEAR CORTland ave.; level.

$11,000. 50x103:6; CHOICE INVESTMENT on 16th st.; half a block from Market; the best prospective business property in the Mission.

MCEWEN BROS.,
je19 SuWe 415 Montgomery st.

$2700. CHEAPEST PLACE OFFERED; house on 15th st., near Noe; 5 rooms; fine basement; lot 25x115. WILSON & CARR, 18 Post st.

$9000. HOWARD, NEAR 7TH; HOUSE 10 rooms; lot 28x90. WILSON & CARR, 18 Post st.

$4000. ELLIOT PARK; 8 ROOMS; RENT $30. WILSON & CARR, 18 Post st.

$3000. $500 DOWN, BALANCE $35 PER month; almost new house on 23d, near Sanchez; 6 rooms; bath; 25x114. WILSON & CARR, 18 Post st.

$8000. CHEAP HOUSE AND LOT ON WEBster, near Golden Gateave.; 11 rooms.

$3000. 30x110; ON SCOTT, NEAR UNION; sewered; fine view; only 1 left. WILSON & CARR, 18 Post st.

$5900. 47:6x110; SW. COR. SCOTT AND Union; cable-cars; fine view; both streets sewered. WILSON & CARR, 18 Post st. 1

B. F. DAHL,
Real Estate Agent,
324½ Montgomery street.

The Postoffice will be at 7th and Mission sts.; this assures the future of Mission st.; we are offering for a short time only 60x122:6 on Mission st., with well built 2-story house, 8 rooms and bath, for less than the ground is worth; ask us about this.

$4000—50:10x114; cor. 26th and Castro sts.

$3800—20x70; Jessie st., near 6th; front and rear houses; rent $39; always rented.

B. F. DAHL,
je19 SuFr 324½ Montgomery street.

$600 WILL BUY THE ENTIRE LOT—CORner, 235x100; corner, 115x100, and 90x100, in the Abbey Homestead Association.

$600—100x120; NW. cor. Wayland and Oxford sts.; University Homestead Association.

$375—26x120; east side 20th ave., nr. California st. CHAS. C. FISHER, 508 California st. *

$3500. LOT ON ELLIS, NEAR LAGUNA; this is a bargain.

$600—Lot on Duncan, near Diamond; worth $900.

$200—Lots south of Park; 1 block from proposed electric road. GEORGE S. WEST, 841 Market street. je19 3t*

$125. ONLY 1 LEFT; NEAR EXTENSION of Market st. and ocean boulevard; level lot; 25x100.

$300—Beautiful corner; 50x100; at Ocean View, ROTHERMEL & CO., 324½ Montgomery st. je19 2

S. P. MIDDLETON & CO., REAL ESTATE Agents, House Brokers and Auctioneers, have removed from 22 Montgomery st. to 36 Montgomery st., cor. Sutter. je19 3t SuTuTh

INCOME PROPERTY—HOWARD, BET. 22D and 23d; 2 fine flats, 6 rooms and bath each, and lot 30x122:6; make an offer to the owner on the premises, 2657 Howard. *

CITY REAL ESTATE.

JOOST, MERTENS & CO.,

REAL ESTATE AGENTS AND AUCTIONEERS, Rent Collectors, Houses Rented, Insurance Effected, Loans Negotiated, Advances Made, Full Charge Taken of Property.
Office, 326 Montgomery st.,
Safe Deposit Building, main entrance.
(Members S. F. Real Estate Exchange and Publishers "S. F. Real Estate Guide").

NEW PROPERTY FOR SALE.

$22,500—Brannan st. business corner, near 3d; splendid investment; nets steady 8½ per cent clear; large corner lot; both streets paved and accepted by the city; good improvements; always rented with first-class chance of further increase; no better or safer income property on the market; don't fail to investigate this.

$30,000—Third-st. investment corner, not far from Market st.; further particulars on application.

$8500—Golden Gate-ave. investment, near Buchanan st.; size of lot 27:6x120 to rear street; present nominal improvements; rents for $51 50; this is a choice lot.

$7000—Perhaps a little less; a snap on Fell st., near Laguna; nice 2-story bay-window residence of 7 rooms and bath; brick bulkhead; patent stone sidewalk; size of lot 25x137:6, to Hickory ave.; don't miss this.

$1500—Hartford-st. building lot, south of 18th st.; size 25x125; very cheap.

$2200—Golden Gate ave., near Fourth; residence of 7 rooms and bath; lot 24:4x100.

INVESTMENTS DOWNTOWN AND ELSEWHERE

$17,500—Rents $1380 per year; substantial building, nearly new; 3 flats of 7 rooms each; Hayes st., bet. Webster and Fillmore; lot 55x137:6.

$30,000—Rents $2400 per year; 3-story frame building, new; Howard st., near 4th; under lease; lot 25x80.

$45,000—Geary st., near Grant ave.; rents $2400 per year; can be increased on expiration of present lease, which has about 1 year to run.

$17,500—Ellis-st. investment, near Hyde; rents $1300 per annum; good improvements; growing to be business property very fast; lot 27:6x137:6.

$32,500—Maybe less; offer wanted; rents $2500 per year; under lease 8 years, rent increasing annually; last year of lease will be $3000; lease expires July 1, 1897; 3-story brick building; California st., nr. Kearny; tenant makes all repairs; one of the best income properties in the city.

$65,000—Rents $4800 per annum; Post-st. corner; first-class improvements; lot 40x60; only a few blocks from Union square.

$22,500—Rents $2300 per annum; something choice; near the Olympic Club building to be erected on Sutter and Mason sts.; 3-story building; never vacant; lot 25x87:6.

$36,000—Rents $3700 per annum; downtown investment; on O'Farrell st.; 3-story building; store and lodging-house; lot 25x87:6.

MCAFEE, BALDWIN & HAMMOND, 10 Montgomery st. je19 SuWeFr

THE CARNALL-HOPKINS COMPANY,

MEMBERS OF THE REAL ESTATE EXCHANGE,

624 MARKET STREET.

IMPROVED.

$3500. NEW COTTAGE OF 5 ROOMS AND bath, on 9th ave., near Clement; lot 50x120; easy terms. CARNALL-HOPKINS CO.

$6500. HOUSE OF 7 ROOMS AND BATH on N. side of Waller st., bet. Webster and Buchanan; lot 25x120. CARNALL-HOPKINS CO.

$8500. LOT AND IMPROVEMENTS ON S. side of Golden Gate ave., near Buchanan st.; lot 27:6x137:6. CARNALL-HOPKINS CO.

$11,500. 3 ELEGANT FLATS OF 6, 6 AND 8 rooms and bath each; containing all modern improvements, on Webster st., near Baker; now rented for $930 per year. CARNALL-HOPKINS CO.

VACANT.

CHOICE LOTS IN OCEAN VIEW OFFERED cheap and on easy terms. CARNALL-HOPKINS CO.

LOTS AND BLOCKS SOUTH OF PARK. CARNALL-HOPKINS CO.

BARGAIN—UNIVERSITY HOMESTEAD ASSOciation. CARNALL-HOPKINS CO.

NW. COR. 20TH AND SANCHEZ: LOT 114x105; make an offer. CARNALL-HOPKINS CO.

$3500. ONE LINE OF HOWARD ST., NR. 24th; lot 30x122:6. CARNALL-HOPKINS CO.

$5500. A GOOD WESTERN ADDITION CORner, nr. 50x100; this is cheap and well worth the money. CARNALL-HOPKINS CO.

$6500. SE. COR. HOWARD AND 17TH STS.; lot 25x100.

$8600. FINE LOT, 34:4x100, ON W. SIDE of Franklin st., bet. Pine and California; this is a beautiful site for a home and is offered cheap. CARNALL-HOPKINS CO.

$1600. CHOICE LOT ON ASHBURY Heights, near Frederick st.; streets graded and sewered; good neighborhood; good view and easy terms. CARNALL-HOPKINS CO.

CHEAP LOT ON 9TH AVE., NEAR OLYMPIC Club grounds; must be sold. CARNALL-HOPKINS CO. je19 SuTh 2t

JACOB HEYMAN,

REAL ESTATE

630 MARKET ST.,

Offers the following lots on $10 monthly payments

$425. LOTS READY FOR BUILDING, NEAR Cogswell college and Folsom st.; will make a good home. JACOB HEYMAN.

$400. LOTS ON AND NEAR CORTLAND AVE.; nice level and ready to build on. JACOB HEYMAN, 630 Market st.

$650. FINE BUILDING LOTS ON LUNDY lane, close to junction of Mission and Valencia sts.; very suitable for home purposes. JACOB HEYMAN.

$550 TO $450—LOTS FRONTING ELECTRIC line, on San Jose road; only 20 minutes' ride from City Hall. JACOB HEYMAN, 630 Market.

$400. LEVEL LOTS FOR HOMES; 25x120 each; fronting Silver ave.; Howard-st. cars pass close by. JACOB HEYMAN.

$650. LOTS IN FAIRMOUNT TRACT, NEAR Chenery st. and electric road; level and ready for building. JACOB HEYMAN, 630 Market.

$150. LOTS NR. THE SAN MATEO ELECTRIC road; level and ready for building; only a few minutes' ride to City Hall; $20 down, balance $5 monthly; Spring Valley water on the property; rich soil and warm climate. JACOB HEYMAN.

$250. PARK LOTS; 25x120 EACH; ON $5 monthly payments; near the grand boulevard, electric road and Market-st. extension; don't fail to inspect this grand offering. JACOB HEYMAN, 630 Market st.

$550. LOTS NORTH OF THE PARK, NEAR Cst.; 25x120 each; the best opportunity ever offered. JACOB HEYMAN, 630 Market st.

$450. LOTS 25x120, ON SILVER AVE.; ready for building; perfectly level, and close to Howard-st. car line. JACOB HEYMAN.

$750. LEVEL BUILDING LOTS; 25x100 each; on J st. and 13th ave.; one block from park and railroad. JACOB HEYMAN.

$650. LOTS 25x114 EACH ON 29TH ST., close to Castro-st. extension. JACOB HEYMAN.

$250. LOTS 25x100 EACH CLOSE TO MISsion st. and ready for building. JACOB HEYMAN.

BOULEVARD LOTS AND PARK LOTS,

IN BLOCK 722, BET. J AND K STS.

For a small investment don't miss this unprecedented opportunity to buy a lot along the city's grandest driveway; lots are graded and fenced and a sidewalk has been laid along the boulevard to the block; the electric road will pass directly in front of this block in a short time, enhancing the value of these lots 200 per cent; terms easy. Particulars of JACOB HEYMAN, 630 Market st. 1t

INVEST IN THE HEYMAN TRACT

In which direction San Francisco improvements, Market-st. extension, the Postoffice and the electric road are heading.

Don't neglect to avail yourselves of the opportunity to get a home on easy terms, where the streets are graded, sewered and macadamized. Full particulars of JACOB HEYMAN, 630 Market st. 1

THE HOME BUILDING COMPANY, 12 MONTgomery st., is prepared to furnish plans, specifications and estimates for any class of building, anywhere, for cash or on the installment plan; call at the office and inspect plans; the Home Builder, published monthly, contains a series of articles interesting to intending builders, with elevations and floor plans; sample copies free. je16 7t

$50 TO $300—LOTS FOR CHICKEN AND nut ranches, flower and vegetable gardens of all sizes in all parts of the outskirts of the city; will sell for cash or on easy payments from $5 to $15 per month; no trouble to show property; parties who have large tracts of land in the outskirts of the city for sale and are willing to sell the same reasonable, can always find a cash buyer by calling to S. DUCAS, 11 Montgomery st. my29 1m

CITY REAL ESTATE.

O'FARRELL & LANG,

REAL ESTATE AGENTS, AUCTIONEERS AND HOUSE-BROKERS,

11 MONTGOMERY ST., S. F.

REDUCED FROM $11,500 TO $9000; A BUSIness corner under lease for $75 per month; the improvements will belong to owner when the lease expires; tenant is willing to pay $105 per month if extended; size of lot 65x53, and situated on a cable-car corner. O'FARRELL & LANG, 11 Montgomery st.

$2750. SHIPLEY ST., NEAR 5TH; COTTAGE of 3 rooms; size of lot 25x75. O'FARRELL & LANG, 11 Montgomery st.

$4600. DE LONG AVE., NEAR WALLER st.; modern and nearly new cottage of 6 rooms and bath; size of lot 25x80. O'FARRELL & LANG, 11 Montgomery st.

ON YOUR OWN TERMS—11 CHOICE BUILDING lots adjoining Olympic Club grounds; easy terms; one-third cash, balance in installments to suit. O'FARRELL & LANG, 11 Montgomery st.

$6000. GROVE ST., NEAR LAGUNA; MODern 2-story house of 9 rooms and bath, brick foundation, etc.; size of lot 25x120 to rear street. O'FARRELL & LANG, 11 Montgomery st.

$12,500. WALLER ST., NEAR STANYAN; 2 new and modern houses of 7 flats (27 rooms); renting for $120 per month; size of lot 27:6x137:6. O'FARRELL & LANG, 11 Montgomery st.

$2850. A NEW COTTAGE ON MERRITT place, off Sacramento st., containing 5 rooms and bath; call immediately if you want a bargain. O'FARRELL & LANG, 11 Montgomery st.

$4500. DEAD BARGAIN; 2-STORY RESIdence on 19th st., 1 block from Valencia st.; stable and driveway; house contains 7 rooms and bath; this property is in the warm belt, and can be purchased at a sacrifice; see it at once. O'FARRELL & LANG, 11 Montgomery st.

$6500. REDUCED FROM $6750 IF SOLD immediately; situated on Sanchez st., near 14th; consists of a modern 2-story house of 9 rooms and bath; size of lot 25x125. O'FARRELL & LANG, 11 Montgomery st.

$13,500. LOT ON NE. COR. OF SACRAmento and Spruce sts.; 137:6x127:3; will subdivide.

$3500—Lot on Scott st., near Hayes; 25x100. O'FARRELL & LANG, 11 Montgomery st.

$5500. SUITABLE FOR TEAMSTER; 1 OT 50x80; on Chesley st., bet. 7th and 8th; improvements, two houses of four tenements; large stable and good yard for wagons and trucks; is rented for $60 per month. O'FARRELL & LANG, 11 Montgomery st.

$5000. ELGIN PARK, NEAR MARKET ST.; a bay-window house of 8 rooms and bath; lot 25x75. O'FARRELL & LANG, 11 Montgomery st.

$4750. NEW HOUSE OF 2 FLATS, JUST finished; 23d st., near Harrison; large lot and fine location. O'FARRELL & LANG, 11 Montgomery st.

$9300. NICE BAY-WINDOW COTTAGE ON 26th st., near Harrison; size of lot, 50x100. O'FARRELL & LANG, 11 Montgomery st.

$125 x120; FACING 2 STREETS; SITUATED on Waller st.; in the midst of growing improvements; these 5 lots are actually worth $3500 each; our instructions are to sell the entire property for $13,000; will hold good for a few days only; don't miss it. Apply O'FARRELL & LANG, 11 Montgomery st.

$10,000. 3 MODERN FLATS; N. SIDE OF Haight st., near Devisadero; containing 5, 6 and 7 rooms and 3 baths; always rented; $78 per month; elegantly finished throughout; this property; patent stone sidewalk; street accepted by city and cable-cars pass the door; don't miss this opportunity, which pays 9 per cent per annum. O'FARRELL & LANG, 11 Montgomery st.

$3500. LOT ON THE CORNER OF SAN Jose ave. and Day st.; 38:6 feet front and 200 feet from the electric-road terminus. O'FARRELL & LANG, 11 Montgomery st.

$3000. MIGUEL, NEAR ARLINGTON—2-story house of 8 rooms and bath; brick foundation, size of lot 25x100; the electric cars run close to this property. O'FARRELL & LANG, 11 Montgomery st.

$3900. ISIS ST., BET. 12TH AND 13TH, Folsom and Harrison; house of 2 flats of 4 rooms each; renting for $32 per month. O'FARRELL & LANG, 11 Montgomery st.

$4000. TEHAMA ST., NEAR 8TH; STORE and flat renting for $43 per month; size of lot 25x75. O'FARRELL & LANG, 11 Montgomery st.

$5000. 19TH ST., NEAR VALENCIA; 2-story bay-window house of 7 rooms, bath, laundry, etc.; size of lot 25x100. O'FARRELL & LANG, 11 Montgomery st.

$5750. REDUCED FROM $5900—18TH ST., near Valencia; fine flats; rents $52 50 and large stable in rear. O'FARRELL & LANG.

$3250. COTTAGE OF 5 ROOMS; LOMBARD st., near Larkin; lot 25x137:6. O'FARRELL & LANG, 11 Montgomery st.

$1500. LINCOLN ST., BET. GREEN AND Union, Taylor and Jones; cottage of 5 rooms. O'FARRELL & LANG, 11 Montgomery

$1700. DAME ST., 1 BLOCK FROM THE electric road, a cottage of 4 rooms, barn, etc.; lot 25x125. O'FARRELL & LANG, 11 Montgomery st.

$7500. LOT 25x100, ON VALENCIA ST.

CHOICE RESIDENCE LOTS IN WESTERN ADDITION.

$4000—SW. cor. Lott and Waller sts.; 32:6x100.

$2300—Lot on the west side of Devisadero st., near Ridley; 25x125; street sewered.

$1800—Corner lot, Cook st., north of Point Lobos; 50x120; or will subdivide 25x120 for $900.

$2000—25x100; key lot on Sacramento st., near Locust.

$2150—Lot on the W. side of Folsom st., nr. 17th; 24x122:6; worth $2400.

$1525—Tremont ave., S. of Frederick st.; fine building lot; only one left.

$2250—35:6x115; fine residence lot on Washington st., near Cherry.

$3500—Geneva st.; 25x100; electric railroad passes this property.

$1100—Cassell ave. near Clover st.; 25x121.

$1250—A st.; 2 lots; 50x100.

$1700—East side of Castro st., bet. 23d and 24th.

$1050—25x120, W. line 7th ave., N. of A st.

$850—12th ave., near Point Lobos.

$550 each—2 lots on W. line 18th ave., N. of R st.

$5500—NW. cor. Scott and Lloyd sts.; 32:6x116; ready to build on.

$5500—NW. cor. Pierce and Waller sts.; lot 25x106.

$8750—Lot on Sacramento st., nr. Baker; 27:6x132:7⅛.

$1500—Lot on the S. side of 20th st., nr. Sanchez; 25x114.

Apply to O'FARRELL & LANG, 11 Montgomery. je19 SuWe

JOHN PFORR, 329 MONTGOMERY ST., OPP. Safe Deposit.

$5500—Geary-st. business property; store and 4 rooms below and hall and 4 rooms upstairs; lot 30:6x75.

$12,750—Fine 2d-st. corner, with good improvements; rent $120.

$14,500—Good business property on Sutter st.; rent $100.

$7250—Church and Market sts.; lot 25x125, with a cottage 5 rooms.

$61,500—Rent $3500; leased at that for 3 years; splendid 4-story bay-window hotel on Valencia st.; 2 stores; 100 rooms, besides all hotel accommodations; lot 75x100 feet.

$40,000—Rent $220; a representative corner on Mission st.; a rare chance; 3 stores and 3 6-room flats, upstairs; also 2 cottages; lot 65x100.

$18,000—Mission st., near 18th; 2 houses; stores below and rooms upstairs; lot 50x80; a fine buy.

$15,000—Rent $85; 3-story house; 2 stores below and 12 large rooms upstairs; Howard st., near 3d; lot 30