CITY REAL ESTATE.

G. H. UMBSEN & CO.,

REAL ESTATE AGENTS, RENT COLLECTORS AND AUCTIONEERS, 14 Montgomery st., S. F.

Call and obtain one of our "Real Estate Record," which contains a list of property for sale in all parts of the city.

IMPROVED PROPERTIES.

$2500. NEAT COTTAGE OF 5 ROOMS AND bath; bay windows; brick foundations; near 16th and Market sts; lot 25:2x08:9; part cash.

$15.500. FINE INVESTMENT ON HOWard st., consisting of 2 buildings; one in store and 3 rooms and flat above, and one building in 2 flats; rents $1200 per annum; lot 50x95.

$4000. 2-STORY BAY-WINDOW HOUSE ON 20th st., close to Guerrero; contains 8 rooms and bath; stone walks; lot 25x114.

$8000. 2 NICE BAY-WINDOW HOUSES ON Oak st., close to Gough; containing 6 rooms and bath each; brick foundation; stone walks; street accepted by the city; rents $660 per annum.

$5150. HOUSE AND LOT ON MINNA ST., close to 3d, and running through to rear street; front house contains 9 rooms and rear house 12 rooms; rents $600 per annum.

$30.000. FINE INVESTMENT ON BATtery st.; occupied as a hotel; rents $255 per month; lot 43:6x137:6.

$12.000. FINE CORNER ON 4TH ST.; rents $1044 per annum; lot 30x80.

$3000. NICE COTTAGE ON 29TH ST.; close to electric cars; contains 4 rooms and bath; bay-windows; streetwork done.

$3900. ELEGANT COTTAGE HOME ON Hill st., close to Castro; 5 rooms and bath; bay-window; brick foundations; house in splendid order; lot 25x114.

$4600. A BARGAIN; HOUSE OF 8 ROOMS and bath and shop below, on Clay st.; rents $600 per annum; see this at once.

$12.500. FINE INVESTMENT ON OAK st.; running through to rear street; improvements in flats; rents $912 per annum; lot 27:6x120.

$4000. FINE INVESTMENT ON SHOTWELL st., consisting of 2 flats of 5 rooms each; rents $384 per annum; lot 30x120.

$5500. NICE BAY-WINDOW HOUSE OF 7 rooms and bath; stone walks and all modern improvements; on O'Farrell st.; lot 25x100.

$18.000. MAKE AN OFFER; 4 NICE FLATS on Ellis st., containing 6 and 7 rooms and bath each; bay-windows; brick foundations; stone walks; all conveniences; lot 50x120 to rear street; streetwork done; rents $128 50 per month.

$4600. FRONT AND REAR HOUSE ON SACramento st., on corner of small street; rents $444 per annum; always rented.

$7750. 6 TENEMENTS OF 4 ROOMS EACH; close to Bryant and 6th; brick foundations, etc.; lot 50x80; rents for $943 per annum.

$14.000. 2 ELEGANT FLATS AND HOUSE on rear street, containing 6 and 7 rooms and bath, and 4 rooms and bath; lot 30x120; rents $1080 per annum; on Golden Gate ave.

$8000. MAKE AN OFFER; WE MUST SELL; nice residence on 20th st., close to Guerrero; contains 8 rooms and bath; bay-windows; good stable; nice flower garden; one half of lot vacant; size 50x114.

$6150. 2 STORY HOUSE, CORNER ON LOMbard st.; 13 rooms and bath; lot 60x77:6.

$10.000. FINE RESIDENCE ON HAIGHT st., contains 9 rooms and bath; brick foundation; conservatory; stone walks, etc.; lot 27:6x137:6.

$6750. FINE CHANCE FOR A GROCER; grocery-store and upper flat; in the Mission; lot 28x90.

$6000. TEHAMA ST.; RENTS $75; AN actual bargain; house of 16 rooms and 5 baths; lot 25x80.

$3000. RENTS $25 PER MONTH; 2 FLATS of 4 and 5 rooms; lot 23x75; Langton st., near Bryant.

UNIMPROVED PROPERTY.

$700 each—2 lots on 23d st., near Lake; each 25x120.

$1350—Nice building lot on Elizabeth st., near Castro; size 25x114; street work done; ready for building.

$550 each—3 lots in College Homestead; each 50x110.

$600—Large lot near St. Mary's College, close to Mission st.

$1650—Lot on Randall st., close to electric cars; 50x125.

$800—Lot on Army st., near Diamond; 23:8x114.

$3500—Lot on 25th st., close to Castro; 80x114; street work done.

We have a number of nice level lots in Gift Map near Cortland ave.; will be sold cheap, as owner needs money.

$17,500—Pacific ave.; nice residence lot, 63x127:8½; large.

G. H. UMBSEN & CO., 14 Montgomery. 28 StuTh

$7250. DOUBLE 2-STORY HOUSE OF 6 rooms and bath each; mortgage $3000, German Bank; lot 33x85; street accepted; Lombard st. (corner), bet. Powell and Mason. W. I. MORGAN & CO., 512 Cal. st.

$3500. DOUBLE MARINE-VIEW LOT; SIZE 51:2x137:6; Vallejo st., bet. Baker and Lyon. W. I. MORGAN & CO., 512 Cal. st.

$2300. RENTS $27; 2-STORY HOUSE OF 8 rooms; rear house of 4 rooms; Union st., N. side, bet. Sansome and Montgomery. W. I. MORGAN & CO., 512 Cal. st.

PACIFIC HEIGHTS; NEW BAY-WINDOW RESidence; 9 rooms, bath, basement, electric bells, etc.; terms to suit purchaser; price $7500; Vallejo st., bet. Hyde and Webster. W. I. MORGAN & CO., 512 Cal. st.

$2100. RENTS $27; 2-STORY FLATS OF 4 and 5 rooms each; rear 2-story house of 4 rooms; Montgomery st., bet. Green and Union. W. I. MORGAN & CO., 512 Cal. st.

L. OLSOM ST., BET. 20TH AND 21ST; CHOICE residence lot 25x127:6; $3000. W. I. MORGAN & CO., 512 Cal. st.

$4800. 2-STORY BAY-WINDOW HOUSE OF 7 rooms and bath; rear house of 6 rooms; Filbert st., bet. Leavenworth and Hyde; large lot 22:11x137:6. W. I. MORGAN & CO., 512 Cal. st.

PINE, BET. KEARNY AND DUPONT STS., N. side; 3-story and basement brick house, 19 rooms; mortgage, $10,000, 6½ per cent; reduced to $12,000 to effect immediate sale. W. I. MORGAN & CO., 512 Cal. st.

2-STORY AND FINISHED BASEMENT RESIdence, 10 rooms and bath, brick foundation; only $8500; Jones st., w. side, bet. Filbert and Greenwich; large lot, 22:6x137:6; street bituminous rock. W. I. MORGAN & CO., 512 Cal. st.

$6800. ASHBURY HEIGHTS RESIDENCE; choice 2-story bay-window house, 8 rooms, bath, laundry, finished basement full length of house; only 5 years old; Ashbury, bet. Waller and Frederick sts.; street bituminous rock; patent stone sidewalk; beautiful residences surrounding this property; neighborhood select; lot, 25x106:3; a most decided bargain; open for a few days only. W. I. MORGAN & CO., 512 Cal st.

$5250. RENTS, $55; NEW 2-STORY HOUSE, 4 flats; Pfeiffer st., bet. Dupont and Stockton. W. I. MORGAN & CO., 512 Cal. st.

$5250. RENTS, $60; SHIPLEY, BET. 7TH and 8th sts.; 2-story house, 6 flats; lot, 40x75. W. I. MORGAN & CO., 512 Cal. st.

$2850. BROADWAY, BET. JONES AND Leavenworth sts.; 2-story house, 5 rooms. W. I. MORGAN & CO., 512 Cal.

$3600. 5 AND 6 ROOM FLATS; LOT 33:4x100; Vermont st. W. I. MORGAN & CO., 512 Cal. st.

$1000. 23D ST., BET. DOLORES AND Church; building lot. W. I. MORGAN & CO., 512 Cal. st.

$2800. NEW MODERN COTTAGE; EUreka st., W. side, bet. 18th and 19th; mortgage $1000, Humboldt Bank. W. I. MORGAN & CO., 512 Cal. st.

$3750. RENTS $41; 2-STORY HOUSE, 14 rooms; Taylor, bet. Green and Union st.; size 51:3x55. W. I. MORGAN & CO., 512 Cal. st.

GREENWICH ST., BET. MASON AND TAYLOR, 3 houses, 6 rooms and bath each; rents $69; lot 25:9x60; street accepted. W. I. MORGAN & CO., 512 California st.

$3600. DOLORES ST., W. SIDE, BET. 25TH and 26th; bay-window cottage; 5 rooms and bath; size of lot, 34x101:9. W. I. MORGAN & CO., 512 Cal. st.

$9200. 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.

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

$8000. PACIFIC ST., BET. MONTGOMERY and Sansome, with side 2-story frame building, 2 stores and 10 room upstairs; wine cellar below; rents $75. ROBERT J. MERCER, 410 Pine st.

$2900. ANGELICA ST., NEAR 19TH; large lot, 50x73; or in subdivisions. ROBERT J. MERCER, 410 Pine st.

$2500. ELIZABETH ST., BET. NOE AND Sanchez, northside; large lot, 31x115; street work all done; ready to build. ROBERT J. MERCER, 410 Pine st.

$5000. JACKSON AND CHERRY STS., elegant corner; magnificent view; 137:9x32:2½; a bargain; nothing like it offered; must increase in value in the near future. ROBERT J. MERCER, 410 Pine st.

WE HAVE FINE LARGE AND SMALL LOTS on the Panhandle of the park, on Ashbury Heights and in all parts of the city at the lowest prices and on easy terms; call at our office before purchasing. ROBERT J. MERCER, 410 Pine st.

$6750. WEBSTER ST., NORTH OF BROADway; elegant new house of 9 rooms and bath; modern improvements; very choice and desirable; lot 24x137:6. ROBERT J. MERCER, Pine st.

$1500. HARTFORD ST., NEAR 19TH; cheap lot; 25x83. ROBERT J. MERCER, 410 Pine st.

$7500. KEARNY ST., NEAR MONTGOMERY ave.; lot 22:11x68:9, with frame improvements; now rented at $75 per month, clear of water and repairs; a splendid permanent and profitable investment; make offer. ROBERT J. MERCER, 410 Pine st. au28 StSuWeSu

$7500. INSIDE PROPERTY AT A GREAT bargain; Bush st., nr. Stockton. Full particulars of TROY & McNALLY, 630 Market st.

$5250. ELEGANT 7-ROOMED HOUSE, JUST completed, on Chattanooga st., near 22d; lot 26x125; house open to-day; see this. TROY & McNALLY, 630 Market st.

$4000. FINE HOUSE OF 7 ROOMS AND bath; newly painted and papered; on Stevenson st., bet. 20th and 21st. TROY & McNALLY, 630 Market st.

$2850. BUSINESS FUTURE; A BIG BARgain; 50x120; on 7th ave., close to D st. TROY & McNALLY, 630 Market st. au28 StTu

$4000. 1909 STEVENSON ST., BET. 20TH and 21st; fine 7-roomed house; newly papered and painted. TROY & McNALLY, 630 Market st. au28 StuTu 2t

$12.000. GREAT BIG BARGAIN, ON LEAVenworth st., between Post and Geary. Full particulars of TROY & McNALLY, sole agents, 630 Market st. au21 StTh tf

$300 CASH, BAL. MONTHLY INSTALLMTS; 2 new well-built cottages, 5 rooms, bath each; st. work done; lot 25x100; $3200 each. Owner about premises, Hampshire, bet. 19th-20th. 28 2t*

$1300. BARGAIN; LOT ON SACRAMENTO, near Maple. 1701 Leavenworth. 28 3*

CITY REAL ESTATE.

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

$46,000—Market st., nr. 12th, through to Stevenson st.; 39:11x125.

Cor. Turk and Leavenworth; 87:6x87:6, can be turned into business property at small outlay.

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

Price reduced; large Montgomery-ave. store; stores and boarding-house, pays 9½ per cent.

$50,000—2d st., near Mission; well improved; lot 30x77:6.

$18,500—Folsom, nr. 12th; large house, 11 rooms; 87:6x137:6.

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

$15,000—Ryde, nr. Sutter; two houses; lot 50x95.

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

$12,500—Paying 9 per cent; Harrison, nr. 4th; lot 25x80; 3 flats, 19 months built.

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

$11,000—Cor. 19th and Jessie; store and flats; rents $86; lot 30x85.

$10,250—Mission st., nr. 21st; stores and flats, with lot 30x122:6; a bargain.

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

$10,000—California, nr. Powell; 9 rooms, bath; 24x100; a cosy home.

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

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

$9250—Cheap residence, Jackson st., north side, near Broderick; 9 rooms and bath; 26:4x100.

$9000—Liberty, nr. Webster; two flats; well rented; lot 45x114.

$9000—Haight, near Broderick; modern house, 8 rooms and bath; 27:6x137:6.

$9000—Clay st., near Webster; 10 rooms and bath; in first-class condition; 27:2x137:3; rent $60.

$8750—New house on O'Farrell st., near Octavia; 7 rooms and bath; lot 25x120.

$8500—Hayes, nr. Webster; two flats; well rented; lot 25x120 to Ivy ave.

$8250—Clay, nr. Powell; two houses; well rented; lot 24:8x137:6, with h.

$8000—20th, nr. Guerrero; lot 50x114; fine residence.

$7500—Golden Gate, near Scott; nice residence in good order; 27:6x110.

$7200—Bush, near Van Ness; double house; rents $54; lot 25x70.

$6200—Washington st., near Fillmore; nice residence, 6 rooms and bath; 22:6x102:8.

$6000—Corner Union and Steiner; store and cottage; 37:6x62:6.

$5000—Leavenworth, cor. Lombard; house of 8 rooms and bath; lot 40x80.

$6000—23d st., nr. Valencia; 7 rooms and bath; 25x80.

Ellis st., near Pierce, with good house; 30x75; and rear lot on Farren ave., 25x75; make offer.

$5250—7th st., near Folsom; 7 rooms and bath; rents $30; 25x80; near Postoffice site.

$5250—Rents $45 per month; store and flat; cor. Francisco st., near Powell; 25x68:9.

$5250—Two flats, 25th, nr. Sanchez; rents $32; lot 24x114.

$3300—Folsom st., near 24th; 8 rooms and bath; lot 25x125; easy terms.

$5000—Flats, near 16th and Market; rents $35 per month; lot 25x80.

$3000—Channa, nr. 1st; rents $18; lot 25x80.

$4200—Clara st., 4th; lot 27:6x80.

$4000—Brannan, near 3d; two houses; lot 20x80.

$4000—Utah, near Nevada; 46x100, with factory.

$5000—Florida, nr. 24th; 5 rooms and bath, and stable; 52x100.

$3500—Hampshire, nr. 24th; contains 6 rooms; 24x100.

$2300—Alabama, near 26th; cottage, 5 rooms; lot 25x100.

$2250—Clara, near 4th; 20x80; cheap.

$2250—Larkin, near Green; cottage 4 rooms and lot 20x88:6; bargain; must be sold.

UNIMPROVED PROPERTY.

$10,250—Treat ave., nr. 21st; 75x245, to Harrison.

$6500—Dolores, corner 21st; 53x95.

$6000—Mission, near 25th; 40x115 to alley.

$5250—Corner Noe and Duncan; 50x114.

$4900—Grove st., near Lyon; 50x137:6.

$6875—Broadway, near Octavia; 34:4x127:8.

$5000—Corner on Mission road, 101:6x80.

$5000—Chloe st., near 21st st., near Church; 40x114.

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

$6000—Corner Church and 21st; 52x125.

$2450—29th, corner Eureka; 25x97:6.

$3000—Castro, corner Elizabeth; 26:6x105.

$3600—Fine building lots, N. Green, near Polk; 50x100.

$5700—Dolores st., near 24th; 50x125.

$3000—Waller, nr. Scott; 30x110; cheap.

$3000—Dolores, nr. 23d; 25x117:6.

$3300—22d and Douglass; 60x81.

$2400—Nebraska, nr. Sierra; 66:8x100.

$2350—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

$2500—Seventh ave., nr. Pt. Lobos; 50x120

$2850—Scott, nr. Haight; 25x100.

$1850—Cor. 24th and Douglass; 25x85.

$1800—Church, nr. 24th; 25x75.

$1800—24th, N. side, near Castro.

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

$1800—Castro, nr. 22d; 25x105.

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

$2250—Church, near 21st; 25x125.

$2500 each—Lots, 21st, nr. Castro, Ashbury; 25x110.

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

$1200 each—9th, nr. Sanchez; 25x114.

$1200—Diamond, near Sanchez; 50x114.

$950—29th, near Sanchez; 25x114.

$1000—7th ave., near B; 25x120.

$1000—Diamond, near 22d; 25x125.

MADISON & BURKE, 626 Market st. 1t

$2432 FINE, NEAR PIERCE; COSY HOME; 6 rooms and bath; only $5200; sunny side; street work accepted. Apply MADISON & BURKE, 626 Market st. 1

L. GROTHWELL & CO.,

318 MONTGOMERY ST.,

Investment and Check-out Lots in All Parts of the City. Call at office for further particulars.

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HOMES AT ALL PRICES.

$16,000 FOR 27-ROOM HOUSE ON CALifornia, near Dupont; 29x75:6. L. GROTHWELL & CO.

$15,000 FOR 14-ROOM HOUSE; EDDY, near Larkin; 25x137:6. L. GROTHWELL & CO.

$13,000 FOR 3 HOUSES ON FREMONT, near Folsom; 30x120. L. GROTHWELL & CO.

$12,000 FOR 7-ROOM HOUSE ON McAllister, near Van Ness; 27:6x120. L. GROTHWELL & CO.

$11,000 FOR 8-ROOM HOUSE ON GOUGH, near Post; 27:6x110; want offer. L. GROTHWELL & CO.

$11,000 FOR 10 ROOMS; GEARY, NEAR Gough; 30x120. L. GROTHWELL & CO.

$9000 FOR 7-ROOM HOUSE ON LEAVEN worth, near Sacramento; 23:6x100. L. GROTHWELL & CO.

$9000 FOR 10-ROOM HOUSE ON BELDEN, near Pine and Kearny; 20x90. L. GROTHWELL & CO.

$8000 FOR 6-ROOM HOUSE ON ELLIS ST., near Octavia; 25x120. L. GROTHWELL & CO.

$8000 FOR 7-ROOM HOUSE ON OAK, NEAR Lott; 31x110. L. GROTHWELL & CO.

$7750. 10-ROOM HOUSE ON POST, NEAR Laguna; 25:10x120. L. GROTHWELL & CO.

$7750. REDUCED; FOR 7-ROOM HOUSE on O'Farrell, near Octavia; 25x120. L. GROTHWELL & CO.

$7500 FOR 8-ROOM HOUSE ON PIERCE, near Pine; 28x92:6. L. GROTHWELL & CO.

$7000. WANT OFFER; FOR 9-ROOM HOUSE on Bush st., near Taylor. L. GROTHWELL & CO.

$5500 FOR 8-ROOM HOUSE ON 20TH ST., near Collingwood; 25x97:6. L. GROTHWELL & CO.

$4600. 8-ROOM HOUSE ON FAIR OAK st., near 25th; 25x125. L. GROTHWELL & CO.

$4000 FOR 8-ROOM HOUSE ON JOHN ST., near Powell; 25x60. L. GROTHWELL & CO.

$3500 FOR 4-ROOM HOUSE ON BAKER st., near Geary; 32:6x68:9. L. GROTHWELL & CO.

$3500 FOR 4-ROOM HOUSE ON GEARY st., near Broderick; 22:6x107:6. L. GROTHWELL & CO.

$3250 FOR 5-ROOM HOUSE ON HAMPshire st., near Napa; 25x100. L. GROTHWELL & CO.

☞ We have a large list of choice investments and lots in all parts of the city. Call at office for particulars.

L. GROTHWELL & CO.,

1 318 Montgomery st.

WHY DO YOU PAY RENT?

COUNT THE COST AND INCONVENIENCE OF "RENTED HOUSES," "FLATS," ETC.

Building lot on Worth st., nr. Douglass and 21st; $850.

One on Jersey st., nr. Castro; level; street work done; $1250.

Level building lot on 25th st., nr. Castro; $1100.

Cottage, modern improvements, 22d st., nr. Noe; must be sold; a bargain at $2250; easy terms.

Buy one of those newly built cottages of 4 or 5 rooms in Jersey or 24th sts.; only a few steps from cars; a bargain; large lots; houses well built and contain all modern improvements; only a few hundred dollars down and the balance in monthly installments; balance monthly.

Houses built to order and 80 per cent loaned on selling price.

Noe Valley property made a specialty.

GEORGE W. MCPHERSON,

NE. cor. Castro and 24th sts.

Office open Sundays 10 to 4 P. M. au28 SuTu tf

$60,000. GREAT REDUCTION IF SOLD quick; prominent business corner, 137:6 on Sansome st. by a depth of 70 feet; stores and lodging-house; large income.

$11,500—Bush, near Devisadero; partly improved; no better location for flats; 85x137:6.

$5750—Howard st., near 21st; side 1 story; 5 rooms, bath, stable; great bargain; 30x122:6.

$5700—Clinton Park, near 13th and Guerrero sts.; almost new; 2 flats; bay-window residence; 11 rooms; 2 baths; rent $47 50; 25x75.

$4750—Minna st., near 10th; new 2 story; 2 flats; 11 rooms; 2 baths; rent $45; sacrifice.

$10,500—Jackson st., near Hyde; 3 fine 2-story residences; rent $90; 34:6x137:6.

$2400—Green st., bet. Kearney and Montgomery; very nice house; 6 rooms and bath; 20x63.

$8500—Howard st., near 17th; fine 2-story bay-window residence; 10 rooms, bath, stable, 30x122:6; the cheapest property in that block.

$2800—Bernard st., near Hyde and Broadway; house of 9 rooms; good yard; 22x75.

Gift Map and Homestead lots in great variety.

L. OESTERREICHER,

503 California st.

$5500. THE BIGGEST BARGAIN IN THE Mission; Howard st., near 19th; 2-story house, arranged in 4 flats of 5 rooms and bath in each; street accepted; in first-class repair; the lot alone is worth nearly the price asked. CENTEE, JACKSON & SPADER, 307 Montgomery st. 1

$12,500. CHOICE NW. CORNER AT THE Mission; covered with 3 first-class new buildings; all rented, paying a rental of over $1400 a year; both streets bituminous rock; this is an A1 investment. For further particulars apply to CENTER, JACKSON & SPADER, 307 Montgomery street. 1

P. A. DOLAN & CO.,

REAL ESTATE.

628 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. au7 SuTu tf

$650 WILL BUY THESE 2 LOTS IN UNIversity Homestead Association, 100x120, SE. cor. Yale and Dwight sts., and 100x120, SW. cor. College and Dwight sts. CHAS. C. FISHER, 508 California st.

CITY REAL ESTATE.

EASTON, ELDRIDGE & CO., REAL ESTATE Agents, Auctioneers and Housebrokers, 638 Market st.

IMPROVED PROPERTY.

$8300. RENTS $90; WASHINGTON ST., NR. Powell; 2 flats of 8 and 6 rooms, bath, etc.; also 2 rear houses of 7 and 5 rooms and bath; lot 23:2x137:6 and L; street in rear.

$7500. DESIRABLE RESIDENCE; JACKson st., nr. Scott; modern bay-window house containing 8 rooms, bath, laundry, brick foundations, etc.; arranged for comfort; must be seen to be appreciated; lot 27:6x127:8¼; part cash, if desired.

$7750. THIS IS A BARGAIN; NE. CORNER Bush and Laguna sts.; 2-story bay-window house, containing 8 rooms, bath and laundry; lot 23x82:6; cheap at $8500.

$2500. A SNAP; 25TH ST.; NEW BAYwindow cottage of 5 rooms and bath; brick foundation, etc.; lot 25x75; reduced from $2900 in order to effect an immediate sale; this is the bedrock figure and first come will be first served; $300 cash will be sufficient to buy this cozy place.

$3950. CLARA ST., E. OF 6TH, NEAR Harrison; 2-story house of 8 rooms; rents $35; lot 29:10½x80.

$4650. 15TH ST., NEAR NOE; 2 BAYwindow flats of 5 rooms and bath and 6 rooms; laundry and basements; rents $42 50; lot 25x115; mortgage of $2000 at 6 per cent may remain.

$8000. ELLIS ST. FLATS; MODERN BUILding, contains 2 elegant new flats of 6 rooms and bath each; rents $68 per month; lot 30x75; a good, safe investment; steady income.

$2650. REDUCED FROM $3100; A BARgain; Elliot Park, near Geary and Steiner; house of 6 rooms; lot 22x70; cheapest place in the district.

$5500. GOOD INVESTMENT; 4 SEPARATE flats of 4, 5 and 3 rooms, marble mantels, etc.; lot 32:6x80; plenty of light and sun; rents $54; near Fifth and Harrison.

$3300. 22D ST., NEAR EUREKA; COZY home; new bay-window cottage of 5 rooms, bath, 9-foot basement; built first-class; lot 25x110; $400 cash will buy this place.

LOTS. VACANT PROPERTY. LOTS

$9250—Hayes st., near Lott; 100x137:6; bargain.

$5250—Howard st., near 9th; 25x85; must be sold; a bargain.

$11,750—Clay st., near Laurel; 137:6x127:8¼; bargain.

$14,250—Cor. Franklin and Green sts.; 137:6x98.

$2500—Florida st., near 23d; 62x100; fine building lot; cheap.

$1925—Carl st., west of Stanyan; 25x137:6; view.

$1375—1½ cash; Tremont ave., near Waller st.; 25x80; nice location.

$3250—Lyon st., near Bush; 40:6x107:6; cheapest lot on this market.

$3000—Sanchez st., near 19th; 50x100; sewered; bargain.

$2550—Waller st., near Shrader; 27:6x137:6; a great bargain; must sell.

$2500—Cor. Noe and 19th sts.; 26:6x105; street work done.

$422 each—Day st., near Noe; 4 lots, each 25x114; one-half cash; bargain; must sell.

$12,800—Guerrero st., near 19th; 107x99.

$975—Cor. Army and Castro sts.; 25:5½x114.

$2250—Cor. 20th and Eureka sts.; 22x110.

EASTON, ELDRIDGE & CO., 638 Market st. 1

O. F. VON RHEIN & CO., REAL ESTATE Brokers and Auctioneers, 513 California st

$25,000. SUTTER, NR. LEAVENWORTH; 41:6x137:6; good improvements, rents $150. VON RHEIN & CO.

$18,500. 21ST ST., NR. HOWARD; FLAT 50x95; all rented. VON RHEIN & CO.

$16,000. BROADWAY, NEAR FRANKLIN; 31x127:8¼; 10 rooms and bath; rent $100; fine residence. O. F. VON RHEIN & CO.

$13,000. VALENCIA, NR. 21ST; 35x125; all occupied. VON RHEIN & CO.

$13,000. BRODERICK, NEAR FULTON; 25x100; rents $100. VON RHEIN & CO.

$12,000. STOCKTON, NEAR CLAY; 40x137:9, with L 27:9x56. O. F. VON RHEIN & CO.

$12,000. BARTLETT, NR. 25TH; 40x117:6 to an alley; fine residence. VON RHEIN & CO.

$10,500. PAGE ST., NR. GOUGH; 26x120 through to Rose ave.; flats and cottages. VON RHEIN & CO.

$10,250. JACKSON AND BRODERICK; 9 rooms and bath; 26x100; new. O. F. VON RHEIN & CO.

$11,000. FAIR OAKS, NEAR 25TH; 27x100; 15 rooms and bath. VON RHEIN & CO.

$10,000. GROVE, NEAR WEBSTER; 25x120 through to Ivy ave.; rents $76. VON RHEIN & CO.

$16,500. 2D, NR. FOLSOM; RENTS $125; stores and lodging-house above. O. F. VON RHEIN & CO.

$5650. LOTT-ST. FLATS; NEW; 25x106:3. O. F. VON RHEIN & CO.

BEAUTIFUL RESIDENCE, NOT FAR FROM Market st.; 68:9x137:6; all in good order. VON RHEIN & CO.

$6600. HILL ST., NR. GUERRERO; RENTS $45; 25x104. VON RHEIN & CO.

$6000. RUSS ST., NEAR HOWARD AND 6th; 25x100. O. F. VON RHEIN & CO.

$6500. SHOTWELL ST., NEAR 21ST; 27x122; rents $45. O. F. VON RHEIN & CO.

$5250. SHOTWELL, NEAR 23D; 60x122:6; good house. VON RHEIN & CO.

$5200. SHOTWELL, NEAR 21ST; 3 FLATS. O. F. VON RHEIN & CO.

$5125. COR. DOLORES AND DAY; 5 ROOMS and bath. VON RHEIN & CO.

$3200. 27TH, NEAR SANCHEZ; 5 ROOMS and bath; cheap. VON RHEIN & CO.

$3500. PACIFIC, NEAR HYDE ST.; 25x77:6; 5 rooms. O. F. VON RHEIN & CO.

$3500. 19TH ST., NEAR HAMPSHIRE; 2 cottages, 5 rooms and bath; 25x91:6. VON RHEIN & CO.

$3250. HARRISON AVE., NEAR FOLSOM; 25x75. VON RHEIN & CO.

$2350. FOLSOM, NEAR 27TH; 25x80; rent $10. VON RHEIN & CO.

JULIAN AVE., NEAR 14TH; SEVERAL PIECES. All rented. O. F. VON RHEIN & CO.

$1600. DAME, NR. RANDALL; 25x125. O. F. VON RHEIN & CO.

UNIMPROVED.

2 OUTSIDE LAND BLOCKS; 240x600; CHEAP; VON RHEIN & CO.

COR. VALLEJO AND GOUGH; LOTS IN SIZES to suit. VON RHEIN & CO.

$9000. MISSION, NEAR 24TH; 40x114:2. VON RHEIN & CO.

$7000. COR. WALLER AND WEBSTER sts.; 33x100. O. F. VON RHEIN & CO.

$4500. COR. WASHINGTON AND BAKER; 25:5x106:6; fine corner. VON RHEIN & CO.

$6000. COR. CASTRO AND 27TH; 228x138; 11 lots. VON RHEIN & CO.

$3500. FOLSOM, NEAR 21ST; 25x122:6. VON RHEIN & CO.

$8000. FULTON, NEAR GOUGH; 27:6x120. O. F. VON RHEIN & CO.

LOTS FRONTING POTRERO AVE. AND 20TH st.; in lots to suit. O. F. VON RHEIN & CO.

27TH ST., NEAR NOE; 160x114; CHEAP. VON RHEIN & CO.

$3000. COLUMBIA, NR. 19TH, AND W. OF Church; 50x116. VON RHEIN & CO.

$1500. LOT 5, BLOCK 9; EXCELSIOR Homestead. VON RHEIN & CO.

$1250. SILVER AVE., NEAR CRAUT; 50:6x100. O. F. VON RHEIN & CO.

LOTS IN PARK LANE TRACT. O. F. VON RHEIN & CO.

$750. ARLINGTON ST., NEAR MIGUEL; 29x100. VON RHEIN & CO.

$1100. 8TH AVE., NR. CLEMENT; 25x120. O. F. VON RHEIN & CO.

LOTS IN EXCELSIOR HOMESTEAD. VON RHEIN & CO. 1

GOING FAST!

ONLY 15 LEFT.

JONES, ALLEN & COMPANY'S

NEW TRACT.

IN FAIRMOUNT HOMESTEAD!

42.....LOTS.....42

ON THE ELECTRIC ROAD

CARS ARE NOW RUNNING

A 5-CENT FARE TO ANY PART OF THE CITY.

NEAR 31ST ST.

PERFECTLY LEVEL,

AND READY FOR BUILDING.

$350, $400, $500, $550 EACH.

30 FEET FRONTAGE.

A FEW DOLLARS DOWN

AND $10 MONTHLY.

JONES, ALLEN & CO.,

au28 SuWeSa 630 Market st.

$13,500. 27:6x120; O'FARRELL ST., BET. Laguna and Fillmore; lot 27:6x120; 2-story and basement dwelling-house of 14 rooms and bath; closets; storeroom; fine brick basement. For permission to see premises apply to T. P. RIORDAN, 632 Market st.

$19,000. 55x75; SE. COR. OF HARRISON st. and Oak Grove ave., near 6th st.; with store and improvements; rented for $150 per month; fine investment.

$4000. 37:6x110; NW. COR. OF GOLDEN Gate ave. and Lott st.; all street work complete and side sewer.

$8500. 55x90 ON S. SIDE OF TURK ST., near Buchanan; street accepted with side sewer to lot; gas and water pipes; fine investment to build flats.

$9500. 37x95; N. SIDE OF O'FARRELL ST., near Laguna; with double two-story house of 8 rooms and bath in each; rents $75; electric cars in street; fine investment. T. P. RIORDAN, 632 Market st. au28 2t

GEO. D. SHADBURNE JR. & CO.

REAL ESTATE BROKERS,

NEVADA BLOCK,

313 MONTGOMERY ST.

SEVERAL PIECES OF CITY PROPERTY TO exchange for country. 1t

$1900. HOUSE AND LOT, 25x114, 25TH st., near electric cars; $3500, house and lot, 25x122, near 19th and Valencia sts. EICHENLAUB, 759 Market st. au28 3t*

$1200. SACRIFICE; LOT ON TAY ST., IN town. Owner 1128 Vallejo st. 28 3t*

2 ELEGANT COTTAGES OF 5 ROOMS, BATH; basement. Sanchez and 26th sts.; see owner. *

FOR SALE—LOT 29x100; CASTRO ST., NEAR 15th. Apply 211 Castro st. au24 WeSu 6t*

CITY REAL ESTATE.

REAL ESTATE FOR SALE BY P. C. MOLLOY, REAL-ESTATE AGENT AND RENT COLLECTOR,

138 MONTGOMERY STREET.

$6000. LOT 22:5x72:10, AND 2-STORY brick; Stockton, bet. Jackson st. and Pacific ave.; rents $55. Apply to P. C. MOLLOY.

$28.000. 2 OF THE CHOICEST AND MOST available corner 50-varas on Union st.; cable road. Apply to P. C. MOLLOY.

$90.000. SPLENDID CORNER ON MISsion st.; 3 frontages, aggregating 500 feet; choice place. Apply to P. C. MOLLOY.

$8000. LAGUNA ST., NEAR UNION; 25x126:6, and 2 new elegantly furnished flats. Apply to P. C. MOLLOY.

$1000. NW. COR. DOUGLASS AND 29TH sts.; 57x153. Apply to P. C. MOLLOY.

$1500. COLLINGWOOD, NEAR 22D; 50x125. Apply to P. C. MOLLOY.

$1600. ALABAMA, NEAR 26TH; 25x100. Apply to P. C. MOLLOY.

$1600. HARRISON, NEAR 26TH; 25x100. Apply to P. C. MOLLOY.

$2600. NET; N. LINE FELL; NEAR SCOTT; 25x100. Apply to P. C. MOLLOY.

$2200. E. SIDE CARROLL, NEAR STANyan; 25x137:6. Apply to P. C. MOLLOY.

$8200. CHOICE CORNER RESIDENCE; IN the best part of the city; Mission "warm belt"; 9 rooms and bath; lot 27:6x100; must be seen to be appreciated. Apply to P. C. MOLLOY.

$15.000. W. SIDE FILLMORE ST., NEAR McAllister; 75x100; one of the choicest residence localities. Apply to P. C. MOLLOY.

$4000 NET; A DEAD BARGAIN; SE. COR. 12th ave. and F st.; 100x100, and 2 handsome cottages. Apply to P. C. MOLLOY.

$4500. SW. COR. CALIFORNIA ST. AND 18th ave.; 150x120; a fine buy. Apply to P. C. MOLLOY.

$6300. PAYS 10 PER CENT; N. SIDE NAtoma st., bet. 8th and 9th; 25x75 and 4 new flats; rents $58; a bargain. Apply to P. C. MOLLOY.

$15.000. SE. LINE OF HOWARD ST., BET. 3d and 4th; 20x137:6 and improvements; rents $55. Apply to P. C. MOLLOY.

$7500. N. SIDE OF 14TH ST., NEAR MARket; 50x100 and substantial 12-room house in 2 flats; a choice investment. Apply to P. C. MOLLOY.

$7400. N. LINE OF 17TH ST., BET. VALENcia and Guerrero; 60x115 and neat 7-room cottage; a good buy. Apply to P. C. MOLLOY.

$25,000. CITY HALL LOT; 25x100; ONE of the best locations on Park ave. Apply to P. C. MOLLOY, 138 Montgomery st.

$8000. DEVISADERO ST., BET. BUSH AND Pine; 2-