BUSINESS CHANCES.

$800. HOTEL AND BAR: GOOD VALUE AT $2000; investigate this genuine sacrifice; is a forced sale. McLAUGHLIN & CO., 26½ Kearny. jal7 5t*

$2500. LODGING-HOUSE RESTAURANT and bar; 43 rooms; paying well; a bargain; investigate; don't delay. See McLAUGHLIN & CO. 26½ Kearny. 1t*

$650. SALOON, RESTAURANT, LODGING-house; 22 rooms; permanent; suitable boarding. McLAUGHLIN & CO., 26½ Kearny. 3t*

$225. CIGAR-STORE; RECEIPTS $13 DAY; genuine invest. WHITE, 765 Market. *

RESTAURANT—SELLING THIS DAY AT LESS than half value. WHITE, 765 Market. *

$200. STEADY MAN WANTS TO MEET A party with this amount to join him to establish business; money all to be put into the business. WHITE, 765 Market st. *

TO SELL YOUR BUSINESS OR PROPERTY GO to R. WHITE, 765 Market st. *

$500. CORNER SALOON, NEAR HOTEL; living-rooms. HEALY, 719 Market st. 1

$350. CORNER GROCERY, FINE LOCATION, rooms; bargain. HEALY, 719 Market 1

NOTICE—BEFORE PURCHASING OR SELLING a business, apply to HEALY, 719 Market st. 1

$85. BRANCH BAKERY; 3 FURN. ROOMS; must sell. FLETCHER, 913½ Market. *

$200. ESTABLISHED VARIETY-STORE; OF-fice for laundry; 2 furnished rooms. SWEETSER & CO., 1170 Market, Room 109. ja12 7t

$150. PROVISION-STORE; THIS IS MUCH less than invoice; will clear $5 a day over all expenses; this is a positive bargain; must be sold. J. D. CAMPBELL & CO., 1122 Market st.*

FOR SALE—ONE-HALF OR WHOLE INTEREST in first-class saloon, foot Market, opp. steamboat landing; with 11 rooms attached. See GEO. STEWART & SON, 135 Kearny st. jl7 2t*

HERE'S A CHANCE—I WILL TRADE AN ELE-gant lodging-house on Geary, near Mason, for a home in Oakland or San Francisco; cash value, $3500; all newly furnished. BRANCH & GIL-MORE, 226 Ellis st. jal7 3t*

$250. PARTNER WANTED FOR CASH COM-mission business of 15 years' standing; and clearing $100 to $125 per month to each; no experience required; any steady man will be accepted. CITY BUSINESS EXCHANGE, 1027 Mar-ket jal7 3t

$100. STATIONERY, VARIETY AND CANDY store; good location; living-rooms fur-nished; low rent; sacrifice. WEST & PHIL-BRICK, 841 Market.

SALOON—MUST BE SOLD. CALL 841 MAR-ket st., WEST & PHILBRICK. jal5 3t*

OYSTER-HOUSE, RESTAURANT AND BAR combined; first-class corner, in No. 1 neighbor-hood; 5 rooms and bath above; best reasons for selling; this business and property owned by pres-ent proprietor. 2801 Folsom st. jal7 7t*

$150. GROCERY, BAR AND STATIONERY; new fixtures; fresh, clean stock; selling on account of sickness. Apply or address 155 Cheney st., nr. Fairmount schoolhouse. jal7 7t*

FRUITSTORE FOR SALE AT A BARGAIN. 1817 Union st. jal7 2t*

BARBER-SHOP; 2 CHAIRS; DOING GOOD business; will sell cheap to-day. Barber, Call Office, Oakland. jal7 TuThSu

FOR SALE—CHEAP, A GOOD SALOON AND 9 well furnished rooms; must sell on account of leaving city. Inquire 638 Sacramento st. jal6 4t*

$300. PARTNER—PAYING CORNER SA-loon, 633 Howard st. jal6 3t*

$125. BILLIARD HALL; PROMINENT thoroughfare; 4 tables; good reasons for selling; no experience required. Apply 610 Sacramento st. jal6 3t*

COFFEE SALOON; CHOPHOUSE; NO NIGHT work; $400. Apply this office. 17 2t*

FOR SALE—FRUITSTORE WITH 3 ROOMS; good location; near school; low rent; must be sold this week. Apply at 1408½ Powell st. 17 3t*

$100 WILL BUY A CORNER GROCERY AND saloon; must be sold to-day. Apply at 627 Clay street.

TO RENT, ONE MILE FROM DEPOT, SMALL ranch near Calistoga, consisting of about 25 acres; 11 acres in vineyard, balance in fruit and in full bearing; house 8 rooms; water in the house; with or without furniture; good barn, outbuildings, etc.; a pleasant home. For particulars apply to S. W. KILLINGSTRICK, Gilroy, Cal., or to W. T. Sim-mons at Calistoga. ja8 6t* TuFrSu

SALOON FOR SALE—MUST BE SOLD THIS week. Inquire 446 Third st. jal7 7t*

BARBER-SHOP TO RENT IN NEW HOTEL Lenox, 628 Sutter. jal7 3t

FOR SALE—REASONABLE: SALOON IN GOOD locality; cheap rent; fine fixtures. Apply HEY, GRAUERHOLZ & CO., 215 Sacramento st. jal7 7t*

LADY WILL SELL WHOLE OR HALF IN-terest in good-paying lodging-house. Call 105 Stockton st., room 3.

$800. AN OLD-ESTABLISHED SALOON ON prominent street; this is a bargain. 777 Market st., room 7; upstairs. jal7 3t*

$300. SALOON; WELL FITTED AND stocked; living-rooms, with furniture. BEVAN, 318 Kearny st. *

CHICKEN-RANCH, HOUSE OF 8 ROOMS, ON San Bruno road; also 1 house, 4 rooms, at Ocean View, on station of electric road, suitable for chicken-ranch, to rent cheap. For particulars in-quire of owner, F. KREUTZER, San Bruno road, near Fifteenth ave. jal5 3t*

FOR SALE OR EXCHANGE—ESTABLISHED livery-stable. C. HENDERSON, 304 Montgom-ery st. jal5 3t*

TO LET—CORNER SALOON AND BOARDING House; bar fixtures and range; 10 rooms up-stairs. 220 9 Powell st., near Bay. jal5 8t*

$300. LADIES' AND GENTS' FURNISHING and fancy dry-goods store with fixtures; 2 rooms; fine building; rent $15; a rare chance. 27 Sixteenth st., city. jal5 8t*

$200. GROCERY, DAIRY PRODUCE AND bakery; well stocked; living-rooms; owner leaving city. 1652 Mission st. jal5 7t*

RARE CHANCE—CIGAR, STATIONERY AND news stand; good business; junction Gough, Haight and Market sts. jal5 3t*

MUST SELL; SICKNESS; BRANCH BAKERY, variety and candy store; fine location; near school; good business; 7 furnished rooms; cheap rent. Address at once J., box 114, Call Branch. 15 3t*

FINE CHANCE FOR LADY WITH LITTLE money; stock and fixtures of needlework and stamping store; good trade; rent low. Apply 511 Hayes st. jal5 3t*

DRUGSTORE—GOOD PAYING BUSINESS, ON good corner, at a bargain if taken at once; full in-vestigation. Address Drugs, box 104, Call Branch Office. jal5 3t*

FOR SALE—CANDY-STORE; GOOD LOCATION; cheap. 2206 Mission st. jal5 3t*

BUTCHER BUSINESS—FINEST MARKET IN city; fine fixtures; cash register; marble slabs; fine horsewood wagon; a sacrifice; owner going south. 326 Hickory ave., bet. Oak and Fell, Octavia and Laguna sts. jal4 8t*

$300. SALOON—FINE FIXTURES; GOOD stock of liquors. 210 Pacific st. jal4 7t*

SALOON DOING GOOD BUSINESS; CEN-trally located; reasonable; selling account other business. Apply this office. jal4 7t*

FINE SALOON IN OAKLAND; NEAR STA-tion; low rent; long lease; price $900. Apply 320 Drumm st., S. F. jal3 7t*

SALOON FOR SALE; ONE OF THE BEST BUSI-ness places in city; situated on corner of two principal streets; full stock of the very best liquors and cigars; steady trade; present owner has kept it for years and wishes to retire; none but confiden-tials will be heard from. Address M. C., box 137, Call Branch Office. jal3 6t*

FOR SALE—THE ENTIRE STOCK OF WINES and liquors of the old-established French liquor-store and saloon of CHARLES C. WOOD, deceased, on the northwest corner of California and Steiner; the liquor-store, saloon and fixtures, with 6 adjoin-ing room and wine-cellar, to lease for a term of years. Further particulars of WILLIAM ROLLINS, admin-istrator of the estate, 508 California st., rm. 25. 17 7t

$300. FRUITSTORE WITH 3 HORSES AND 3 wagons; doing trade of $1000 a month; sickness causes sale. Apply this office. jal2 7t*

CATERER; ELEGANT STOCK PROVISIONS, wines, store, furniture. 5 rooms, range, horses, wagons, lease; low rent; MR. CADENAU goes to Europe; cheap; make offer. 728 Golden Gate avenue. ja8 15t*

AT A SACRIFICE—NEWSPAPER ROUTE ON account of removal; good opening for small capital. Apply this office. no23 tf

SALOON AND DANCE HALL, 618 JACKSON; $5 for sale or exchange. 906 Market, room 14. 12 3t

BAKERY AND RESTAURANT FOR SALE, with good route. 2 horses and wagon, cheap on account of other business; everything in good order. Dwight way station, East Berkeley. jal 7t*

FOR SALE—BLACKSMITH-SHOP IN ALAMEDA County, suitable for 1 or 2 men. Particulars of J. B. MIHAN, 622 Clay st., room 1. jal1 7t*

BRANCH BAKERY AND VARIETY-STORE AND fit furniture of 2 rooms; rent $15. Apply 404 Pol-som st. jal1 7t*

GROCERY, BUTTER, CHEESE STAND IN THE old Mission market, for sale at reasonable price; a good chance for the right party; rent very reason-able; no agents. Inquire 1, FOS, 953 Howard st., near Sixth. jal1 7t*

CANDY AND VARIETY STORE FOR SALE; cause, leaving city. 137 Taylor st. jal1 7t*

CALL ROUTE ACROSS THE BAY FOR SALE Inquire of cashier Call Office. oc27 1f

LODGING-HOUSES FOR SALE.

LODGING-HOUSES; BEST BARGAINS IN CITY. $600—10 rooms; Mission corner; must go. $450—15 rooms; vicinity Third and Mission. $250—14 rooms; Howard and Fifth. $1050—22 rooms; Market and Sixth. 50 houses to select from north of Market st. HEALY, 719 Market st., near Third. 1

6 ROOM LODGING-HOUSE; $10 OVER RENT; north of Market; cost $600 to furnish; will sell for $125. J. D. CAMPBELL, 1122 Market st. *

$850. 17-ROOM HOUSE; GOOD FURNITURE; sacrifice. 920 Sutter st. *

$700. CENTRAL LODGING-HOUSE—MAR-ket st.; 17 rooms; clearing $65 month; sacrifice; ill-health. SWEETSER, 1021½ Mkt., 14 5

LODGING AND BOARDING HOUSE, 742 HAR-rison st.; 10 rooms; $400. ja13 7t*

SUNNY CORNER BAY-WINDOW HOUSE OF 26 rooms, cheap, for cash; no agents. 128 Ninth st. ja8 10t*

CHEAPEST AND BEST IN AMERICA—THE Eight-page WEEKLY CALL, sent to any address in the United States or Canada one year for $1, postage free.

FOR SALE—MISCELLANEOUS.

NO. 1 FAMILY COW; DURHAM BREED. 230 Duncan st. jal7 3t*

HOUSE OF 5 LARGE ROOMS FOR SALE cheap. Apply 1032 Army st. jal7 4t*

PIECE OF CITY PROPERTY, VALUE $25,000; will give in exchange $10,000 worth of good city property and assume mortgage for balance. BRANCH & GILMORE, 226 Ellis st. jal7 3t*

FOR SALE—MUST BE REMOVED; SMALL frame house near Hayes st. Address J. S., box 138, Call Branch Office. jal7 3t*

FINE LOCAL OIL BUSINESS; WITH OR without horse and wagon. Call or address 1020 Larkin st. jal6 3t*

SHOWCASES, BAR, STORE, OFFICE FIX-tures. Scherer's Pioneer Store, 25 10th. jal3 12m

H. P. ENGINE, SAWS, PLANER, LATHES, forge, bellows, punches, etc. 1721 Mission. 29 3m

SAFE, SCALE, LETTER-PRESS, STORE-TRUCK and money-till; cheap. 102 Clay st. su7 tf

SECOND-HAND BOILERS, ENGINES, PUMPS, shafting, pulleys, belting, water pipes, etc. oc6 tf McINTOSH & WOLPMAN, 137 Beale st.

MONEY TO LOAN.

PLENTY MONEY ON FIRST OR SECOND mortgages; no delay; low interest. 319 Pine, R. 30

CITY LOANS, 6 PER CENT; NO DELAY. R. M. WOOLLEY, r. 13, Mills building, 3d floor. de1 tf

MONEY LOANED ON JEWELRY AND OTHER valuables at the Security Loan Bank, 1106 Market, nr. Mason; private entrance 7 Turk. 9 tf

MONEY AT 6% ON FIRST AND SECOND MORT-gages without delay. MURPHY, 326 Pine, 3 3m

HORSES.

EXPRESS-WAGON, 2 HORSES; CHEAP STAND ON NE. cor. of Sixth and Howard sts. Inquire 23 Douglass st., bet. Seventeenth and Eighteenth. 17 7*

HEAVY WORK HORSE FOR SALE; 4 YEARS old; price $125. SE. cor. Twenty sixth and Florida sts. jal2 7t*

CENTENNIAL STABLES—CARRIAGES, ROCK-aways, victorias, buggies, etc.; 1521 California st., bet. Larkin and Polk; telephone 66x. M. CON-LON, proprietor. mr13 tf

WAGONS AND CARRIAGES.

NEW & SECOND-HAND BAKERY & LAUNDRY wagons, rockaway and phaeton. 828 Harrison. 7*

ASSESSMENT NOTICES.

ASSESSMENT NOTICE—JUSTICE MINING Company. Location of principal place of busi-ness, San Francisco, California; location of works, Gold Hill, Indian district, Storey County, Nev.

Notice is hereby given that at a meeting of the board of directors, held on the 6th day of January, 1893, an assessment, No. 53, of ten (10) cents per share was levied upon the capital stock of the corporation, payable immediately, in United States gold coin, to the secretary, at the office of the company, room 3, Hayward's building, 4 California street, San Francisco, Cal.

Any stock upon which this assessment shall re-main unpaid on the 8th day of February, 1893, will be delinquent and advertised for sale at public auction, and unless payment is made before will be sold on THURSDAY, the 2d day of March, 1893, to pay the delinquent assessment, together with costs of advertising and expenses of sale. By order of the board of directors. R. E. KELLY, Secretary.

Office—Room 3, Hayward's building, 419 Califor-nia street, San Francisco, Cal. jal7 td

BEST & BELCHER MINING COMPANY—LOCA-tion of principal place of business, San Fran-cisco, California; location of works, Virginia City, Storey County, Nevada

Notice is hereby given that at a meeting of the Board of Directors, held on Monday, the sixteenth (16th) day of January, 1893, an assessment (No. 53) of twenty-five cents (25c) per share was levied upon the capital stock of the corporation, payable immediately in United States gold coin, to the secretary, at the office of the company, room 33, Nevada block, 309 Montgomery street, San Francisco, California.

Any stock upon which this assessment shall re-main unpaid on Tuesday, the twenty-first (21st) day of February, 1893, will be delinquent and ad-vertised for sale at public auction, and unless pay-ment is made before will be sold on Tuesday, the fourteenth (14th) day of March, 1893, to pay the delinquent assessment together with costs of ad-vertising and expenses of sale. By order of the Board of Directors. L. OSBORN, Secretary.

Office—Room 33, Nevada block, 309 Montgomery street, San Francisco, Cal. jal7 td

NOTICE OF ASSESSMENT—OVERMAN SIL-ver Mining Company. Location of prinei-pal place of business, San Francisco, California; lo-cation of works, Gold Hill, Storey County, Nev.

Notice is hereby given that at a meeting of the Board of Directors, held on the 10th day of January, 1893, an assessment (No. 66) of twenty-five (25) cents per share was levied upon the capital stock of the corporation, payable immediately in United States gold coin, to the secretary, at the office of the company, 414 California st., San Francisco, Cal.

Any stock upon which this assessment shall re-main unpaid on the 20th day of December, 1892, an assessment (No. 59) of twenty-five (25) cents per share was levied upon the capital stock of the corporation, payable immediately in United States gold coin, to the secretary, at the office of the company, room 25, third floor, Mills building, corner Bush and Montgomery streets, San Fran-cisco, California.

Any stock upon which this assessment shall re-main unpaid on the 24th day of January, 1893, will be delinquent and advertised for sale at public auc-tion, and unless payment is made before, will be sold on TUESDAY, the 14th day of February, 1893, to pay the delinquent assessment, together with costs of advertising and expenses of sale. By order of the Board of Directors.

JAMES NEWLANDS, Secretary.

Office—Room 35, third floor, Mills building, cor-ner Bush and Montgomery streets, San Francisco, California. jal4 8t*

ASSESSMENT NOTICE—ALPHA CONSOLI-dated Mill and Mining Company. Location of principal place of business, San Francisco, Califor-nia; location of works, Gold Hill, Storey County, Nevada.

Notice is hereby given that at a meeting of the Board of Directors, held on the 20th day of December, 1892, an assessment (No. 10) of 10 cents per share was levied upon the capital stock of the cor-poration, payable immediately in United States gold coin, to the secretary, at the office of the com-pany, room 79, Nevada block, 309 Montgomery st., San Francisco, California.

Any stock upon which this assessment shall re-main unpaid on the 24th day of December, 1892, will be delinquent and advertised for sale at public auction; and unless payment is made before will be sold on TUESDAY, the 17th day of January, 1893, to pay the delinquent assessment, together with the cost of advertising and expenses of sale. By order of the Board of Directors.

CHAS. E. ELLIOT, Secretary.

Office—Room 79, Nevada block, 309 Montgomery st., San Francisco, California.

NOTICE OF ASSESSMENT—UTAH CON. MIN-ing Company. Location of principal place of business, San Francisco, California; location of works, Storey County, Nevada.

Notice is hereby given that at a meeting of the Board of Directors, held on the 13th day of December, 1892, an assessment (No. 16) of 10 cents per share was levied upon the capital stock of the cor-poration, payable immediately in United States gold coin, to the secretary, at the office of the com-pany, room 58, Nevada block, 309 Montgomery st., San Francisco, California.

Any stock upon which this assessment shall re-main unpaid on the 19th day of January, 1893, will be delinquent, and advertised for sale at public auction; and unless payment is made before, will be sold on WEDNESDAY, the 8th day of February, 1893, to pay the delinquent assessment, together with the cost of advertising and expenses of sale. By order of the Board of Directors.

A. H. FISH, Secretary.

Office—Room 58, Nevada block, 309 Montgomery st., San Francisco, California. de14 td

NOTICE OF ASSESSMENT.—CONSOLIDATED California and Virginia Mining Company. Lo-cation of principal place of business, San Francisco, Cal.; location of works, Virginia Mining District, Storey County, Nev.

Notice is hereby given that at a meeting of the Board of Directors, held on the 16th day of December, 1892, an assessment (No. 50) of fifty cents per share was levied upon the capital stock of the corporation, payable immediately in United States gold coin, to the secretary, at the office of the com-pany, room 25, Mills building, 310 Pine st., San Francisco, California.

Any stock upon which this assessment shall re-main unpaid on the 24th day of January, 1893, will be delinquent and advertised for sale at public auction; and unless payment is made before, will be sold on WEDNESDAY, the 15th day of February, 1893, to pay the delinquent assessment, together with the costs of advertising and expenses of sale. By order of the Board of Directors.

A. B. THOMPSON, Secretary.

Office—Room 26, Nevada block, 309 Montgomery st., San Francisco, California. ja8 td

ASSESSMENT NOTICE—CROWN POINT GOLD and Silver Mining Company. Location of prin-cipal place of business, San Francisco, California; location of works, Gold Hill, Storey County, Ne-vada.

Notice is hereby given that at a meeting of the Board of Directors, held on the 20th day of Decem-ber, 1892, an assessment (No. 59) of twenty-five (25) cents per share was levied upon the capital stock of the corporation, payable immediately in United States gold coin, to the secretary, at the office of the company, room 25, third floor, Mills building, corner Bush and Montgomery streets, San Fran-cisco, California.

Any stock upon which this assessment shall re-main unpaid on the 24th day of January, 1893, will be delinquent and advertised for sale at public auc-tion, and unless payment is made before, will be sold on TUESDAY, the 14th day of February, 1893, to pay the delinquent assessment, together with costs of advertising and expenses of sale. By order of the Board of Directors.

JAMES NEWLANDS, Secretary.

Office—Room 35, third floor, Mills building, cor-ner Bush and Montgomery streets, San Francisco, California. jal4 8t*

ASSESSMENT NOTICE—ALPHA CONSOLI-dated Mill and Mining Company. Location of principal place of business, San Francisco, Califor-nia; location of works, Gold Hill, Storey County, Nevada.

Notice is hereby given that at a meeting of the Board of Directors, held on the 20th day of December, 1892, an assessment (No. 10) of 10 cents per share was levied upon the capital stock of the cor-poration, payable immediately in United States gold coin, to the secretary, at the office of the com-pany, room 79, Nevada block, 309 Montgomery st., San Francisco, California.

Any stock upon which this assessment shall re-main unpaid on the 24th day of December, 1892, will be delinquent and advertised for sale at public auction; and unless payment is made before will be sold on TUESDAY, the 17th day of January, 1893, to pay the delinquent assessment, together with costs of advertising and expenses of sale. By order of the Board of Directors.

CHAS. E. ELLIOT, Secretary.

Office—Room 79, Nevada block, 309 Montgomery st., San Francisco, California. de23 td

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 Rec-ords," which contains a list of properties for sale in all parts of the city.

IMPROVED PROPERTY.

$10,000. RESIDENCE OF 9 ROOMS AND and bath, laundry, etc.; near Va-lencia and Market sts.; lot 41x75.

$8500. IMPROVEMENTS IN FOUR FLATS on Folsom st.; renting for about $65 per month; lot 42x122.

$5500. LOT ON 6TH ST., CLOSE TO FRY-ant; improvement can be purchased for $600; lot 25x80; ground rent $25.

$2100. COTTAGE OF 4 ROOMS AND HIGH basement; bay-windows, brick foundations, etc.; on Ritchland ave.; lot 25x100.

$5000. HOUSE AND LOT ON SILVER ST.; contains 10 rooms and bath; lot 48:6x75; stable, etc.

$4000. 2-STORY BAY-WINDOW HOUSE ON Chattanooga st., near 22d; contains 6 rooms and bath; lot 26x125.

$17,500. FINE INVESTMENT PROPERTY in the Mission; new improvements; 14 store and flats; rents $1534 per annum; lot 49:6x95.

$5250. 2 NICE BAY-WINDOW FLATS ON Noe st., near 18th; contains 5 and 6 rooms and bath each; brick foundations; lot 25x105.

$11,000. CORNER; ONE OF THE PRET-tiest residences in the Western Addition; commands a fine view of the city; 12 rooms and bath; bay-windows, brick foundations, flower garden, etc.; lot 40x100.

$3500. COTTAGE OF 5 ROOMS ON 17TH st., near Dolores; lot 25x115.

$5500. NEAT BAY-WINDOW COTTAGE OF 5 rooms and bath; brick foundations; stone walks; all modern improvements; on Haight st., near Webster; lot 25x137:6.

$7000. 2 FLATS ON WEBSTER ST., NEAR Haight; contain 4 and 6 rooms and bath each; lot 27:6x1.0.

$10,000. CORNER ON GUERRERO ST.; improvements in 2 flats of 7 and 8 rooms and bath each; bay-windows, brick founda-tions, etc.; rents $85 per month; could easily be converted into store property; lot 27x80.

$3500. SHIPLEY, NEAR 6TH; 4 TENE-ments; renting for $40 per month; lot 23x75.

$10,000. NICE CORNER RESIDENCE ON Ellis st.; 10 rooms and bath; bay-windows; brick foundations; leased at $50 per month.

$5500. 2 NICE FLATS OF 4 AND 5 ROOMS and bath; on Florida st., near 23d; bay-windows; brick foundations; rents $45.

$16,500. 4-STORY AND BASEMENT brick corner on Sansome st., contains 59 rooms; bay-windows; under a lease at $115 net for 2 years, and $125 net for the succeed-ing 2 years.

$12,500. 4 HOUSES ON 17TH ST., CLOSE to Valencia; rents $82 per month; lot 51x100.

$10,250. BRANNAN ST., NEAR MAIL flat; and 2-story in store and flat; and rear house; rents $66 50; lot 50x80.

$15,500. HOWARD ST., 2 NEARLY NEW 2-story bay-window houses in store and flats; brick foundations; stone walks, etc.; rents $100; lot 50x95.

$8500. LAUREL ST.; MARINE VIEW; house of 8 rooms and bath; bay-win-dows; brick foundations; stone walks, etc.; lot 25x107:6.

$9000. FILLMORE ST.; NICE BAY-WIN-dow house of 8 rooms and bath; fin-ished basement; laundry; brick foundations; stone walks, etc.; lot 25:8¼x110.

$4150. BRANNAN ST.; FRONT AND REAR in 5 tenements; rents $40; lot 25x75.

$5000. WELCH ST.; HOUSE OF 20 ROOMS in 4 tenements; rents $60; lot 25x75.

$5150. MORRIS AVE.; HOUSE OF 11 rooms and 2 baths; rents $50; lot 25x80.

$6250. BUCHANAN ST.; 2-STORY HOUSE of 9 rooms and bath; bay-windows; brick foundations, stone walks, etc.; lot 38x37:6.

$7750. POST ST.; FINE 2-STORY AND nicely finished basement bay-window residence of 9 rooms and bath; laundry; brick foundations, stone walks, etc.; stable on rear st.; lot 25:10x120.

$5000. 24TH ST.; 2 BAY-WINDOW FLATS of 4 and 5 rooms and bath each; brick foundations, etc.; rents $36; lot 25x114.

$5300. SHOTWELL ST.; 2 BAY-WINDOW flats of 4 and 5 rooms and bath each; cottage of 6 rooms and bath; rents $49 50; lot 30x122:6.

UNIMPROVED PROPERTY.

$1900. LOT ON HOMESTEAD, NEAR 24TH st.; 50x125.

$3800—Elegant lot on Haight st., near Devisa-dero; 25x100.

$1600—Sullivan st., near Stanyan; 25x100; ready to build on.

$2100—3 lots in Fairmount Tract; 75x150.

$3150—Corner on 30th and Dolores sts.; 25x100.

G. H. UMBSEN & CO., 14 Montgomery st. Tu Th

MCALESTER & MCMAHAN,

REAL ESTATE AGENTS, RENT COLLECTORS AND INSURANCE BROKERS,

22 MONTGOMERY ST., NEAR MARKET.

BUILDING LOTS FOR SALE.

$2500 each, $½ cash, balance 7 per cent; 6 lots east line Folsom st., near 17th; size, 25x122:6.

$1875 each, ½ cash, balance 7 per cent; 6 lots north line 17th st., near Folsom; size, 25x100.

$4500 each, ½ cash, balance on 1, 2, 3 years' time, 7 per cent interest; 2 lots north side Sutter st., near Fillmore; size, 25x137:6. de10 tf SaTu

NEW EASTLAKE COTTAGE OF 5 ROOMS; all latest improvements; the best buy in the market. 516 Day st., near electric road. jal7 7t*

A SPECIALTY OF CITY AND COUNTRY EX-changes of all descriptions at the traders' headquarters, 1170 Market, room 109, SWEETSER & CO. jal7 7t

LOT 64x80; SW. COR. CASTRO AND 25TH STS; I will subdivide. Apply 220 Diamond st. jal7 6t*

L. LANDLER,

BUILDER AND OWNER, 18 MONTGOMERY ST

WHY PAY RENT?

WHY PAY RENT?

WHY PAY RENT?

If you are tired of paying rent call and see me.

$30 per month will purchase a fine cottage of 4 rooms and bath.

$40 per month will secure a 6-room cottage in a desirable location.

$45 and upward, all sorts of 2-story houses, from the most costly finished to the most inexpensive; all in desirable neighborhoods.

If you desire, I can erect a house according to your own plans in any part of the city.

For particulars apply to L. LANDLER, 18 Mont-gomery st. no18 tf FriTuThu

JONES, ALLEN & CO.,

630 MARKET ST.,

REAL ESTATE OWNERS.

$350. ON THE ELECTRIC ROAD, NEAR Point Lobos; only 3 lots left out of 45; 3 houses already building on this land; will sell these at a bargain to close out the tract; 30 feet frontage; Spring Valley water. JONES, ALLEN & CO., 630 Market st.

TWO FRONTAGES; 25x140; OPPOSITE VA-lencia st. cable; few feet from Mission road; $10 monthly. JONES, ALLEN & CO., 630 Market st.

$125 EACH; BEAUTIFUL LOTS IN OAK-land; one block from steam cars; very easy terms; $1 per week. JONES, ALLEN & CO., 630 Market st., San Francisco.

$250 FOR A NICE HOME LOT, A FEW FEET from the corner of Mission road and Sil-ver avenue; men are now working on the Mission cable to this land, and nice homes are already built on this tract; think of it, a home lot for $250; size 25x100, and you can go to the Dory for 5 cents; $5 or $10 monthly. JONES, ALLEN & CO., 630 Mar-ket st.

THREE 50-VARAS ON LOMBARD ST.; SEW-ered and macadamized on Lombard; Fulton Iron Works Company are now building their foun-dry near this land; corners paved; easy terms; will sell cheap for cash; easy terms. JONES, ALLEN & CO., 630 Market st. jal5 SuTuTh

$8000. LOOK AT THIS SPLENDID PIECE of inside property, Hyde st., adjoin-ing the corner of Ellis; house of 10 rooms, with bath; rent reasonable; offer refused; it has been placed in our hands to positively sell before the 1st of February; don't fail to investigate this. P. A. DOLAN & CO., 628 Market.

$650. THINK OF IT; LOTS 25x115:9, ON as large a street as there is in the Mis-sion; all graded and sewered; bet. 22d and 23d sts.; on easy payments; this is the opportunity of your life to get a home; will build a house or cot-tage on them for you if desired; on installments the same as rent. P. A. DOLAN & CO., 628 Market street. jal5 tf SuTuFr

$24,500. MCALLISTER ST., BET. OCTAVIA and Laguna; 3 substantial 2-story frame houses; all modern improvements; lot 55x120 ft. to Ash ave; cottage of 6 rooms in the rear; this is the best property on the market. Apply to CHAS. A. JONES, 630 Market st. jal5 tf SuTuTh

$25 MONTHLY; COTTAGE; 5 ROOMS; IN Berkeley; bath; conveniences; near station. $325—Lot 35x100; sidewalked; $5 a month. $650—Lot 65x120; well located; $10 a month. $500—Corner; 50x100; street graded; $7 a month. $450—Lot 50x100; level with creek; very at-tractive; $25 cash; $6 a month. 1000 lots of all kinds; easy terms; send for maps. CHAS. A. BAILEY, owner, 20 Montgomery. ja16 tf

NEAR DENVER, COLO.; 1½ MILES FROM city; 160 acres of land; new 7-room house and barn; fenced; under cultivation; good water on place; will exchange for property in Omaha, Nebr., South Dakota or Iowa land. 906 Market st., r. 4. 14 tf

FOR SALE—A FIRST-CLASS MORTGAGE OF $1300, bearing 10 per cent interest; investigate this at once. MURPHY, 326 Pine st. jal1 tf

$2750. COTTAGE OF FIVE ROOMS ON DIA-mond st., near 25th. $3200—Comfortable house of 6 large rooms on Diamond st., near 25th. Five-room cottages, $2900 and $3100 each, on 25th st., half block west of Castro. All finished complete with bay-windows, baths wood mantels, floored basements, iron fence, stone sidewalks and only 1 block west from Castro-st. cars.

ON VERY EASY TERMS.

By F. NELSON, builder, 1520 25th st., near Castro. de28 tf

ONLY $10 DOWN.

CITY LOTS. $10 PER MONTH.

In Mission warm belt, 3 and 4 blocks from exist-ing car lines; new cable and electric roads will pass close by; prices $150 to $400; terms $10 down and $10 per month; all these lots are sure to become very valuable; titles perfect and guaranteed.

SYNDICATE INVESTMENT COMPANY,

Junction of Valencia | Rooms 64 and 65,

and Mission sts. | Chronicle Building.

ja15 7t Valencia-st. office open Sundays.

JUST LOOK AT THIS.

$7850—3 elegant modern residences of 9 large rooms elegantly decorated; large lots 25x137:6; sunny side of Bell st., facing Panhandle of Park, 2 blocks above Baker; entrance near Lott st. GEO. STIERLIN, owner, on premises. ja15 8t*

A WEEK'S NEWS FOR 5 CENTS—THE WEEKLY CALL, in wrapper, ready for mailing.

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10 MONTGOMERY STREET.

Telephone 599.

INSTALLMENT LOTS.

$10 per month. Richmond lots, 4th ave., near Point Lobos. Lots $1050 each. Small cash payment. Cable-cars on Point Lobos ave. Street graded and macadamized. Lots 25x120 each. $25 cash. $10 per month. Richmond lots, 29th ave. and D st., near Golden Gate Park, on line of proposed cable-road extension. Only $225 each. Size 25x120.

Call or send for our price list with maps of Richmond and Potrero districts.

Send 25 cents for our handsome birdseye view of the eastern portion of San Francisco.

BALDWIN & HAMMOND,

10 Montgomery st.

$6150. PINE ST., NEAR BRODERICK: fine class modern residence, 9 rooms and bath; lot 25x137:6. BALDWIN & HAMMOND, 10 Montgomery st.

$12,000. GEARY, NR. HYDE; WILL SOON be business property; residence 9 rooms; lot 25x87:6. BALDWIN & HAMMOND, 10 Montgomery st.

$2900. OAK ST., FACING GOLDEN GATE Park, near Cole; lot 25x100; cheapest lot on Oak st. BALDWIN & HAMMOND, 10 Mont-gomery st.

$3000 EACH; OFFER WANTED; FELL ST., near Lyon, facing park; for sale for ac-count of absent owner; 2 houses, 2-story, 9 each. BALD-WIN & HAMMOND, 10 Montgomery st.

$6000. CALIFORNIA, NEAR HYDE—LOT 27:6x137:6; if improved with 3 flats at a cost of $9000, will yield $150 per month. BALD-WIN & HAMMOND, 10 Montgomery st.

$8750. WASHINGTON ST., NEAR LYON; modern residence, recently built; 8 rooms and bath; lot 25x127:8½. BALDWIN & HAMMOND, 10 Montgomery st.

$13,500. OFFER WANTED; NEW RESI-dence; NE. cor. Clay and Broderick sts.; sun in every room; beautifully finished; will be sold on easy terms; only $3000 cash required; lot 27:6x100. BALDWIN & HAMMOND, 10 Mont-gomery st.

$25,000. PACIFIC-AVE. RESIDENCE; commands a superb marine view; on the best part of the avenue; large lot; worth more than the price asked; 68x137:8; must be sold. BALDWIN & HAMMOND, 10 Montgomery st.

$35,000. RENTS $3000 PER ANNUM; 1 tenant; under lease; rent guaran-teed; Sutter-st. corner, E. of Larkin. BALDWIN & HAMMOND, 10 Montgomery st.

$63,000. APPRAISED $70,000; PROBATE sale; cor. Golden Gate ave. and Larkin st.; lot 87:6x84; no better corner in the city for retail business purposes; a fine investment; must be sold. BALDWIN & HAMMOND, 10 Mont-gomery st.

BROADWAY, N. SIDE, NR. BUCHANAN—SU-perb marine view; lot 35x137:6. BALDWIN & HAMMOND, 10 Montgomery st. ja15 SuTuTh 3t

$50 EACH—FOR SALE OR EXCHANGE, choice lots in Port Angeles, Wash. Particu-lars of WEST & PHILBRICK, 841 Market. ja15 3t*

FOR SALE—VERY LOW AND ON EASY TERMS; a handsome cottage; convenient to cars. C. HEN-DERSON, 304 Montgomery st. ja15 3t*

OAKLAND REAL ESTATE.

$15 A MONTH BUYS A COZY 4-ROOM COT-tage; lot 25x133; near train; will trade. H. M. WOOLEY, 13 Mills building, 3d floor. ji7 ttsu tf

$30. COTTAGE, EVERYTHING MODERN, OF 5 rooms and bath; 530 Herman st., bet. Webster and Fillmore. Apply G. H. UMBSEN & CO., 14 Montgomery st. ja16 3t

$1500. $2000 AND $3000—WE WILL BUILD on the installment plan cottage of 4 and 5 rooms or more to order for any party on $50 cash and $20 per month; also 2 lots, 50x150, on $2500 modern cottage. Apply to H. E. ALDEN or WOODWARD & CO., 902 Broadway, Oakland. 15 7t

$1500. NEW COTTAGE OF 4 GOOD ROOMS with lot 40 feet front; only $50 cash and $20 per month; well located at Fruitvale and 1 block from electric cars; owner is in need of the money and will be given the purchaser of this cottage for five years. Apply to HENRY E. ALDEN or E. W. WOODWARD & CO., 902 Broadway, Oakland. 15 7t

$10 A MONTH WILL BUY A HOME IN SAUSA-lito; 25 lots; 25x100; 3 blocks from the ferry. Apply to M. J. LAYMANCE & CO., 466 Eighth st., Oakland, Cal. jal4 10t

CAPITALISTS—CAPITALISTS.

LOOK AT THIS.

$75 PER ACRE.

516 acres 2½ miles from Mills Seminary or the heights; this can't be beat; terms can be arranged; don't let this slip. W. E. BARNARD &