CITY REAL ESTATE.

G. H. UMBSEN & CO., Real Estate Agents, Rent Collectors and Auctioneers, 14 Montgomery st, San Francisco.

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

IMPROVED PROPERTY.

$4150. NEAR 18TH AND GUERRERO; 2 houses of 9 and 4 rooms; front part of lot vacant; room for 4 flats; lot 42x135:10; rents $29 per month; could be made 1 per cent net; this is a good buy.

$80,000. FINE INVESTMENT; N. OF Market st.; 6 houses and 2 flats; pays good rate of interest; new buildings with all modern improvements; 50-vara lot; corner; lot 137:6x137:6.

$5600. MISSION WARM BELT; 2-STORY residence of 8 rooms and bath; stone walks, stable and driveway; lot 50x114; Cumberland, near Dolores.

$4150. A BARGAIN—NICE 2-STORY BAY-window house of 8 rooms and bath; brick foundations stone walks; stable on alley; lot 25x117:6 to an alley; Church st.; Mission warm belt.

$17,000. PAYS 10 PER CENT NET; N. OF Market st.; business street; 2 stores and 4 flats; substantial building; brick foundations, stone walks, etc.; lot 40:6x87:6; best investment for sale in San Francisco.

$5000. CHEAP; 2-STORY BAY-WINDOW residence of 7 rooms and bath; Sutter st.; well located; street accepted by the city; lot 28 feet front.

$5750. ANOTHER BARGAIN; NICE TWO-story bay-window residence of 8 rooms and bath; sunny line of Bush st.; lot 22:6x90; street accepted.

$8500. EASTLAKE RESIDENCE; TEN rooms and bath; brick foundations, stone walks, etc.; lot 27:2x127:8¼; Clay st., elite location.

$3600. RENTS $42 PER MONTH; 2 GOOD houses in 3 tenements; street accepted; lot 25x80; Perry st.; this is a big bargain.

$3400. TWO NEARLY NEW EASTLAKE flats of 4 and 6 rooms and bath each; lot 25:6x117:6; Chattanooga st., only 1 short block from Church-st. cable road, in Mission warm belt.

$13,000. HOWARD-ST. INVESTMENT; 3 substantial bay-window flats and rear house; brick foundations and all modern improvements; rents $90; lot 30x125.

$125,000. RENTS $8880 PER ANNUM, under lease; elegant new 4-story building, in stores and lodging-house; corner 30x50; business center, near Market st.

$8250. RENTS $58 PER MONTH; 4 COTtages of 4 rooms each; corner 50x110, on Dolores st.

$6000. 2 NICE BAY-WINDOW FLATS OF 4 and 5 rooms and bath each; brick foundations; stone walks; lot 25x100; 14th st.

$20,000. BUSINESS PROPERTY ON Hayes st.; fine 3-story bay-window building in store and flats and rear house; rents $130 per month; lot 27:6x120 to rear street; $12,000 cash, balance can remain at 6½ per cent.

$6500. RENTS $59 PER MONTH; JACKson st.; 3 flats.

$4250. A DEAD BARGAIN; GOOD TWO-story bay-window residence of 8 rooms and bath; laundry; stone walks, etc.; sunny line of Eddy st.; lot 27x75; street accepted.

$4650. RENTS $43 PER MONTH; TWO nearly new Eastlake flats and rear house; on Shotwell st.; lot 22:3x122:6.

UNIMPROVED.

$325 each—Richmond; 2 lots 25x120 each; 26th ave., near the park; for cash or on the installment plan.

$3000—Corner on 17th st.; 50x87:6; 3 frontages; street work done.

$2650—Shrader st., ready to build on; 25x106; near the park.

$3000—Sunny line of Fell st.; 25x137:6.

$900—Richmond; B st.; 50x187:3.

$900—Merritt st., near 17th and Douglass; ready to build on; 25x80; level lot on grade.

$4500—A bargain; 40x104:11; Capp st.; street accepted.

$2000 to $2250—Shotwell-st. lots ready to build on; sold for cash or on easy terms.

$2250—50x114; sunny line of Duncan st.; a bargain.

$2500 each—Choicest lots for sale in the Western Addition; 2 lots, each 25x137:6, on McAllister st.; ready to build on; street work done.

$2750—55x260 to rear street, Greenwich st.; ready to build on.

G. H. UMBSEN & CO., 14 Montgomery st. oc29 SuWe 2t

BALDWIN & HAMMOND,

REAL ESTATE AGENTS,
RENT COLLECTORS AND AUCTIONEERS.

10 MONTGOMERY STREET.
Telephone 599.

$210 PER FRONT FOOT: PACIFIC AVE., near Webster st.; superb building lot, 65x127:8¼. BALDWIN & HAMMOND, 10 Montgomery st.

$46,500. RENTS $3600 PER ANNUM; first-class investment within 200 feet of Market st., not far from Baldwin Hotel; must be sold under order of court. For particulars apply to BALDWIN & HAMMOND, 10 Montgomery st.

$32,500. REDUCED TO $28,000; SUBmit an offer; rents $2600 per annum; long lease; rent increases yearly; last year of lease is $3000; California-st., 3-story brick building, close to Kearny; no better income property in the city; same tenant has occupied premises for over 10 years. Apply to BALDWIN & HAMMOND, 10 Montgomery st.

$21,000. OFFER WANTED; ELLIS, CORner, close to Leavenworth st.; 60 feet front; good location for stores and lodging-house. Apply to BALDWIN & HAMMOND, 10 Montgomery st.

$16,500. NO REASONABLE OFFER REfused; handsome corner residence, facing Alta plaza; contains 14 large rooms and all latest conveniences; see this and make an offer on it. Apply to BALDWIN & HAMMOND, 10 Montgomery st.

$12,000. ELEGANT MANSION AT THE Mission; contains large parlors, dining-room, smoking-room, kitchen, butler's pantry, 7 fine sunny bedrooms; in the warm belt of the Mission; commands extensive view of city and bay; offered at a bargain on account of removal of owner; lot 60x114; will sell on easy terms or will exchange for unimproved property; this is an exceptional opportunity to obtain a superb residence at less than its cost. Apply to BALDWIN & HAMMOND, 10 Montgomery st.

$7250. ASHBURY-ST., NEAR WALLER; modern residence of 10 rooms and bath; lot 25x100. Apply to BALDWIN & HAMMOND, 10 Montgomery st.

$2500. BAKER-ST. LOTS, BET. GOLDEN Gate ave. and McAllister st.; we have 3 choice lots on Baker st. offered at a low price to close partnership property. Apply to BALDWIN & HAMMOND, 10 Montgomery st.

$2100. CALIFORNIA-ST. CORNER LOT; 32:8¼x87:6; only 2 blocks from terminus of California-st. cable road; cheapest lot on Presidio Heights. Apply to BALDWIN & HAMMOND, 10 Montgomery st.

$1300 UP; 7TH AVE., BET. C AND D sts., near park entrance; business lots; we control a large frontage on 7th ave. BALDWIN & HAMMOND, 10 Montgomery st.

$50 CASH, $10 PER MONTH; OVER 100 lots sold by us in the last 12 months; 25 lots left on Nevada, Kansas and Rhode Island sts., 4 blocks from Potrero-ave. cars; prices run from $650 to $950 each; street work complete in front of nearly all lots; Spring Valley water; a dozen new homes building in this locality now; title perfect; unquestionably the cheapest home lots in San Francisco. Apply to BALDWIN & HAMMOND, 10 Montgomery st.

$310 PER FRONT FOOT; BUSH ST., NEAR Mason; lot 50x137:6; if improved with flats or lodging-house will pay big interest. BALDWIN & HAMMOND, 10 Montgomery. 29 3t suwefr

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

Sacramento-st. cottage; residence; near Van Ness ave.; on cable-car line.

$1500—Large 43d-ave. corner lot, bet. Point Lobos ave. and the park.

$2500—Double tenement; Morel place, near Pacific; terms to suit.

Wayne-st. lot, 50x70, near Holly Park, Cortland ave. and schoolhouse; on grade; ready for building.

$2000—120x100; C st., corner lot, bet. Point Lobos ave. and Golden Gate Park.

$3500—D st.; large corner lot; fronting Golden Gate Park; on grand boulevard.

$500—32d-ave. lots, bet. Point Lobos ave. and the park.

$2000—Point Lobos ave. lot, near 42d.

$1200—Point Lobos ave. and 43d; corner lot; saloon location.

$800—D st. lot, 30x100, on boulevard, facing Golden Gate Park.

32:6x100; D st. and 17th ave.; corner lot. 1

BARGAINS, BARGAINS, BARGAINS.

Very choice lot in College Homestead, 1 block from Mission road; fenced and graded; 75x110; $1000; will be worth twice the money in a few months when the cars are running.

$500—3 beautiful lots, 30x120, on Twenty-eighth ave., near Point Lobos; fine view of Golden Gate and Midwinter Fair; on grade.

$150 each—20 lots, 25x120, delightfully situated, with lovely view of lake, woods and ocean; no sand; on Nineteenth ave.; short block from the Metropolitan Electric Road, soon to be extended; fine corner; 32:6x91; $275.

$175 each—6 lots, 25x120, near the park and Ocean boulevard; lots adjoining sold for double. CHAS. W. POPE, 638 Market st. oc29 SuTuTh

$1000. 3 LOTS ON MANCHESTER ST., near Ripley; 75x80; right next to Folsom st.; very cheap. ROBERT J. MERCER & SON, 410 Pine st.

$1100 WILL BUY 4 LOTS, EACH 25x110, in College Homestead, Trumbull st., near Congdon, very close to Mission. ROBERT J. MERCER & SON, 410 Pine st.

$850 EACH—LOTS 25x120, ON 19TH AVE., near Point Lobos ave., on a line with Strawberry Hill and fair grounds; street graded; finest lots in the neighborhood. ROBERT J. MERCER & SON, 410 Pine st. oc29 SuWe tf

CITY REAL ESTATE.

MADISON & BURKE, REAL ESTATE AGENTS, established 1858; 626 Market st.

IMPROVED PROPERTY.

$6500. OAK, NEAR FILLMORE; COTTAGE 6 rooms and bath; 27:6x112:6. MADISON & BURKE.

NO CASH REQUIRED; ELEGANT NEW PARK residence; 9 rooms; bath; finished basement; will take vacant lot in part payment. MADISON & BURKE.

$9500. JONES, ADJOINING CORNER O'Farrell, with 3-story frame; fine business property. MADISON & BURKE.

$8500. REDUCED—LIBERTY, NR. GUERrero; new flats; 7 and 9 rooms; well rented; lot 45x114. MADISON & BURKE.

$4700. NICE COTTAGE AND LOT, BRYant ave., nr. 22d; 6 rooms and bath; 52x100. MADISON & BURKE.

COTTAGE—VICKSBURG, NR. 22D; 5 ROOMS and bath; 32:6x117:6; only part cash; new. MADISON & BURKE.

$4000. SACRAMENTO ST., NR. JONES; 5 rooms; lot 23x60. MADISON & BURKE.

$4000. TREAT AVE., NR. 24TH ST.; 7 rooms, bath and stable; 26x122:6. MADISON & BURKE.

$4000. LEAVENWORTH, NR. PACIFIC; 2 flats; rents $32 50; lot 20x60. MADISON & BURKE.

$3000. CLAY ST., NEAR 1ST AVE.; COTtage 5 rooms and bath; rents $16; 25x127:8. MADISON & BURKE.

$4100. HENRY ST.; NEW EASTLAKE cottage; 5 rooms; 26x115. MADISON & BURKE.

$3500. PACIFIC ST., NEAR HYDE; 3 flats; rents $27; 26x71:6. MADISON & BURKE.

$3000. YORK, NR. 25TH; NEW COTTAGE, 5 rooms and bath; easy terms; lot 26x100; make offer. MADISON & BURKE.

$3000. COTTAGE 5 ROOMS AND BATH; Jersey st., near Castro; 25x114. MADISON & BURKE.

$2600. MONTGOMERY, NR. GREEN; 8 rooms; well rented; lot 25x70. MADISON & BURKE.

$1550. REDUCED; ZOE PLACE, OFF FOLsom, nr. Beale; rents $20; 2 flats; this is a bargain. MADISON & BURKE.

$1500. NEVADA ST., NR. POTRERO AVE. and 24th st.; cottage, and lot 25x100. MADISON & BURKE.

$2700. HERON ST., NEAR 8TH; 2 FLATS; rents $26; 20x69. MADISON & BURKE.

UNIMPROVED PROPERTY.

Elegant location for flats; Green st., nr. Larkin; 25x100; $2600.

Washington st.—Grand marine view; Presidio Heights; $6000; cheap; lot 50x102:8.

$8500—Pine, nr. Scott; 68:9x137:6.

$8500—Valencia, nr. Army; 55x200.

$4500—24th, NE. cor. Vicksburg; 50x114.

Cheap—3 lots; $4000; Chattanooga, nr. 21st; 26x125 each.

$5700—Cole, cor. Frederick; 57x95.

$3075—Folsom, nr. 20th; 25x122:6.

$3000—California, cor. Locust; 37:6x107:7½.

$2700—23d, nr. Sanchez; 50x114.

$2500—Bush, nr. Baker; 25x137:6.

$2500—Sanchez, cor. 27th; 30x80.

$2250—Castro, cor. Alvarado; 26:6x105.

$2100—Lott, nr. Waller; 27x105.

$1800—Central ave., nr. Bush st.; 25x75.

$1200—20th, nr. Douglass; 25x105.

$1500—Angelica, nr. 19th and Guerrero; 25x73.

PARK LOTS.

Fifteenth, cor. Clement; 7 lots; $850 and $900; easy terms.

$1000—11th ave., nr. Point Lobos; 25x120.

$850—Cheap; 5th ave., nr. California; 25x120.

$975—12th ave., nr. Clement; 25x120.

Cor. 26th ave. and C st.; 15 lots; offered cheap.

$2500—7th ave., nr. Point Lobos; 50x120.

Cor. Point Lobos and 11th aves.; 107:6x100.

$650—A, near 6th ave.; 25x100; easy terms.

MADISON & BURKE, 626 Market st. 1

$1750. NEAR GREENWICH AND DUPONT sts.; brick house; 7 rooms; lot 17:2x46. MADISON & BURKE. 1

DO YOU
DO YOU
KNOW THAT YOU CAN BUY LOTS
IN ALL PARTS OF THE CITY AT
GREAT BARGAIN ON TEN DOL-
LAR MONTHLY PAYMENTS?

CAN YOU
CAN YOU
AFFORD TO BORROW A HOME
WHEN YOU CAN BUY ONE ON
SUCH EASY TERMS? YOU WILL
DOUBLE YOUR MONEY BY IN-
VESTING.

WILL YOU
WILL YOU
LET THIS GOLDEN OPPORTU-
NITY SLIP BY? A FINE CHANCE
FOR INVESTORS WITH LIMITED
MEANS. SAFER THAN BANKS.

Lots near the San Mateo Electric road from $150 up. Only $5 per month.

Lots near Cortland avenue and Holly Park from $250 to $400.

Lots fronting electric road on San Jose ave.; $250 to $450.

Lots 25x114 in the warm belt of the Mission; level and on grade and close to car line.

Lots within 1 block of Mission-st. Electric road; good neighborhood; $250.

Park lots, opp. Midwinter Fair grounds; both north and south of the park; from $150 to $450 each.

$550—Lots; $25 down, balance $10 per month; near D st. and main entrance to Midwinter Fair.

$400—Lots 25x120, fenced and graded, close to Midwinter Fair grounds and fronting the new railroad now being built. These lots will be worth $3000 each in less than five years.

MAKE YOUR FAMILY HAPPY.

MAKE YOUR FAMILY COMFORTABLE.

MAKE YOURSELF INDEPENDENT

By securing a lot in the beautiful and well-located HEYMAN TRACT; cable-cars close by; streets all graded and sewered; only new houses on the tract, and use of water free to purchasers; terms to suit; houses will be built according to your own plans, on terms equal to rent.
oc29 tf Su JACOB HEYMAN, 630 Market st.

N. H. LANG & CO., BROKERS,
36 Montgomery st., cor. Sutter.

Building lots, all sizes; streets sewered and graded; situated on Clayton, Tremont and Frederick sts.; beautiful park; ocean and city view; only 1 block from Haight-st. cable; ranging from $1200 and upward; on terms of one-fifth and one-third cash, balance 7 per cent; taxes 1893-94 paid; representative on ground.

REDUCED 3 TIMES AS FOLLOWS: $9000 TO $8000, from $8000 to $7250, now offered for a few days only at $6850—Charming modern home, 1312 Page st., near Lott, overlooking park; 9 rooms and bath; fine unfinished basement; must be sold immediately; house open to-day from 10 A. M. TO 3 P. M.

REDUCED TO $1150—N. SIDE MCALLISTER st., near 1st ave.; half a block from 3 cable lines and the park; lots opposite, on shady side, asking $2000; size 26x137 feet; bank mortgage on lot for $861; must be sold.

$6100. RENTS $59 PER MONTH; FOLSOM st., near 9th; size 25x90; pays 10 per cent net; this property will pay for itself in 11 years.

33 NEW COTTAGES AND RESIDENCES AT the park, Mission and Western Addition on monthly payments of $30; call for particulars and stop paying rent.
N. H. LANG & CO., Brokers, 36 Montgomery st., cor. Sutter. oc29 SuWe

EXCHANGE—LARGE AND SMALL REAL ESTATE holdings in Minneapolis, paying good interest, for exchange for property in California. G. H. UMBSEN & CO., 14 Montgomery st., S. F.

CENTER & SPADER,
REAL ESTATE AGENTS,
RENT COLLECTORS,
22 MONTGOMERY ST.

$14,000—Must be sold; lot 95x75, with elegant improvements; renting for over $1600 per year; street work all done and accepted by the city; call for particulars; no reasonable offer refused.

$9000—Handsome bay-window residence; N. line of Washington st.; 10 rooms and bath, laundry; conservatory; stone sidewalk; street bituminous rock and accepted by city; lot 27:6x127:8.

$8250—Elegant residence of 9 rooms and bath, on Devisadero st., near Hayes; lot 25x106:3.

$5500—Make an offer for new cottage on Lyon st., near California; 6 rooms and bath; stone sidewalk, etc.; lot 25x106:3.

$3750—2-story house on Webster st., containing 6 rooms and bath; large stable in rear; lot 24x81:3; this property must be sold before the 1st.

$3000—Cottage of 4 rooms; modern improvements; lot 24x125, on Castro st., near 18th; only $1200 cash required, balance at 7 per cent per annum.

Call for a complete list of improved and unimproved bargains we have to offer.
1 CENTER & SPADER, 22 Montgomery st.

FOR SALE CHEAP ON EASY TERMS—NEW 9-room 2-story house on Bush st., bet. Baker and Lyon; the finest of finish and latest decorations and improvements; a perfect home; look at this place before buying elsewhere. Apply on premises or to DAN EINSTEIN, owner and builder, 503 California st. oc29 4t SuTuFrSu

$175 ONLY FOR A FINE LOT 25x100; ready to build on; near electric cars at Ocean View; easy terms.

$350—Lot 25x120, near Park and fair grounds; a bargain; part cash.

$900—Lot 27:3x170, on 14th ave., bet. Point Lobos and Park; cheapest lot in Richmond.
B. F. DAHL, 324½ Montgomery st. 1

CITY REAL ESTATE.

O'FARRELL & CO.,
REAL ESTATE AGENTS & RENT COLLECTORS
11 MONTGOMERY ST., S. F.

$5500. MODERN RESIDENCE ON DOlores st.; 8 rooms and bath; brick foundation, cement bulkhead and walks; must be sold; will accept any terms or will exchange for a suburban residence. For further particulars apply at O'FARRELL & CO.'S, 11 Montgomery st.

$2800. MAYBE LESS, AS MOST ANY REAsonable offer will be accepted; modern new and pretty cottage on the S. line of 25th st., near Castro; cottage contains 5 rooms and bath, all the latest modern conveniences and substa tially well built; lot is 25x114; can be had with very little cash down and balance in small monthly installments to suit the purchaser. For further particulars apply at the office of O'FARRELL & CO., 11 Montgomery st.

SW. COR. SACRAMENTO AND LARKIN STS.; 100x68; this is centrally located and very desirable as an income proposition; look at it and if it meets with your approval apply at the office for further particulars. O'FARRELL & CO., 11 Montgomery st.

$3750. LIBERTY ST., NEAR CHURCH; a beautiful new cottage, 5 rooms and bath; high basement; all the modern improvements; lot 25x125. Apply to O'FARRELL & CO., 11 Montgomery st.

$6250. INCOME $675 PER ANNUM; Sheridan and Ninth sts.; new improvements, only a year old; divided into flats and steadily rented; lot 25x100. For further particulars apply to O'FARRELL & CO., 11 Montgomery st.

$1900. 2-STORY HOUSE OF 7 ROOMS, ON California ave.; lot 25x100; this is very cheap and worthy of investigation for any one seeking a cheap home. For further particulars apply at O'FARRELL & CO.'S, 11 Montgomery st.

$14,500. CALIFORNIA ST., NR. LARKIN; 2 large houses of 11 rooms each; modern improvements; brick foundation, etc; rented for $120 a month; lot 39:6x80. For further particulars apply at O'FARRELL & CO.'S, 11 Montgomery st.

$550. LOT ON C ST., NEAR 18TH AVE., north side of street, overlooking the park and only 1 block from the park; possibly an offer will be considered; the owner wants to sell. Apply at O'FARRELL & CO.'S, 11 Montgomery st.

$3000. NORTH SIDE SACRAMENTO ST., nr. Walnut; large lot, 36 6-12x117; this is large enough to improve with 2 houses; the owner is anxious to sell, and possibly an offer will be accepted. Apply at O'FARRELL & CO.'s, 11 Montgomery st.

JUST COMPLETED AND 2 ALREADY SOLD on Castro Heights: Market-st. cars pass the door; you make your own terms and we give you your home; 2 story, 8 rooms and bath; all the latest electric and sanitary improvements. For further and full particulars apply to O'FARRELL & CO., 11 Montgomery st..

MARINE VIEW RESIDENCES.

$8500 TO $10,000—SUNNY EXPOSURE; 8 and 10 rooms and bath each and modern conveniences; large lot; terms to suit purchaser; Scott st., bet. Vallejo and Green; neighborhood unsurpassed; call and select one at once. O'FARRELL & CO., 11 Montgomery st.

$8000 FELL ST., ONLY 5 BLOCKS FROM Market; 2 modern and elegant flats, 6 and 7 rooms and bath each; lot 27:6x120; through to Linden ave., making double frontage; lot worth $5500 and building cost $5500; this is one of the best buys offered in the city; don't fail to investigate. For further particulars apply to O'FARRELL & CO., 11 Montgomery st.

$21,000. CHOICE CORNER ON BRYANT st., near 3d; good improvements; income $1440 per annum; all rented and steadily rented; lot 50x75. O'FARRELL & CO., 11 Montgomery st.

CHEAP BUILDING LOTS IN ALL PARTS OF the city; call at office for list. O'FARRELL & CO., 11 Montgomery st.

CHOICE CORNER LOT; AN OFFER WANTED; NE. cor. Waller and Pierce sts., 25x100; 1 block from Haight-st. cars. O'FARRELL & CO., 11 Montgomery st.

$5500. PAYS $612 PER ANNUM; 3 FLATS of 4 and 5 rooms and bath each; located on Shotwell st., bet. 14th and 16th sts.; lot 25x120; this is considered cheap and worthy of investigation. O'FARRELL & CO., 11 Montgomery st.

PARK LOTS, NORTH AND SOUTH OF THE exposition grounds; call at once if you wish to buy them cheap. O'FARRELL & CO., 11 Montgomery st.

$3750. 20TH ST., NEAR GUERRERO; 2 flats and cottage, renting for $39 50 per month; size of lot, 24:6x114. O'FARRELL & CO., 11 Montgomery st. oc29 2t SuWe

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

$5500—Half a 50-vara lot on Green street, near Vallejo, with improvements; very cheap.

$18,500—Fine corner property in Western Addition; 2 houses of store and 6 rooms and bath in the corner house and 7 rooms and bath in the adjoining house on Eddy st.

$3800—SW. cor. 19th and Eureka sts.; 75x100.

Reduced to $9000 from $10,000—Rent $60; two 2-story nice houses, 7 rooms each, and lot; Franklin st., near Pine; 34x75.

$12,500—Rent $93; business property on Fell st., near Gough; store and flats; 27:6x120.

$14,000—Rent $124 50 per month; an excellent business corner; stores and dwellings; lot 30x80.

$4500—Large house; two stores and 17 rooms upstairs; on a 12-year lease; corner Fourth and Brannan sts.

Market st., bet. 6th and 7th; 25x90, with 2-story house; store below and lodgings upstairs; will be sold at a bargain for the buyer.

$10,000—Excellent corner; Clay and Baker sts.; 66x105; fine view; will sell whole or in parts.

$36,000—A magnificent corner on Mission st.; 3 stores, and 3 6-room flats upstairs, and 2 4-room cottages; lot 65x100; rent $212.

Fine Market-st. property; 50 ft. front, running through to Stevenson st., with improvements; always rented.

$5000—Cottage of 6 rooms and bath; sunny side of Fine st.; lot 26:3x137:6.

$3600—Stevenson st., nr. 9th; cottage, 5 rooms; lot 25x62; rent $22.

Fine lot, 29x128:7, on Sacramento st., bet. Laguna and Buchanan; offer wanted.

$3100—Lot 25x137:6; Oak st., near Clayton, fronting on Park; very cheap.

Cheap lots along Mission road, Excelsior, College, Academy and West-end Homestead Tracts
oc29 tf Su

$7500. GARDEN ST., NR. HARRISON; 6 tenements; rent $66 per month; lot 50x75; improvements in first-class shape; this is a good investment. EASTON, ELDRIDGE & CO., 638 Market st. oc29 2t SuWe

$900. 9TH AVE., NEAR K ST.; 25x120; electric-cars now running within a few feet of the lot; level well; view of park and ocean. EASTON, ELDRIDGE & CO., 638 Market street. oc29 SuWe 2t

$8000. MAKE OFFER; MUST BE SOLD; Pierce st., near Haight; nearly new flats; streetwork complete; a chance for a pick-up; lot 25x106:3. EASTON, ELDRIDGE & CO., 638 Market st. oc29 SuWe 2t

$950. RICHMOND LOT 50x120; 18TH ave., near C st.; terms $50 cash; $20 per month; interest 7 per cent; close to fair grounds. EASTON, ELDRIDGE & CO., 638 Market st. oc29 SuWe 2t

MUST BE SOLD—ELEGANT NEW RESIdence, 7 rooms, bath, large basement, every modern convenience; lot 25x97:6; only small cash payment required; 20th st., near Diamond, 1 block from Castro-st. cars; see it to-day. PROLL, BAEHR & CO., 238 Montgomery st. oc29 SuWe 2

$2900. CHEAP; PROPERTY 41 RITCH st., off Folsom, nr. Third; 7 rooms, stable. oc29 2t*

SOL GETZ & BROTHER,
18 POST STREET.
HEADQUARTERS FOR PARK LOTS.

Have you seen our lots near the Midwinter Fair Grounds?

WE NEVER FAIL TO SELL PARK LOTS, WHY?

BECAUSE WE SELL LOWER THAN EVER.

BECAUSE OUR LOTS ARE IN BEST LOCATIONS.

PURCHASERS CANNOT POSITIVELY MAKE A SURER AND MORE PROFITABLE INVESTMENT.

NORTH OF THE PARK, LOTS FROM $300 TO $400; only $10 down, balance in $5 monthly installments.

$125. $150 AND $175 FOR LOTS NEAR Park, Ocean Boulevard and car lines; $10 down, balance $5 monthly. SOL GETZ & BROTHER.

$200. $250, $300, $500 AND $600 BEST lots near Strawberry Hill, exposition grounds and near car lines; only $25 down, balance $10 monthly.

$800. $850, $900 AND $1000, ONLY ONE block from Park; graded and streets macadamized; ready to build on; Electric Road now running near this property; elegant view of ocean and park; only 5-cent fare from any part of the city; on very easy terms.

$250 AND $300 FOR BUILDING LOTS near Mission st.; Electric Road will run shortly; $10 down, $5 monthly.

CALL FOR MAPS AND DIAGRAMS.

SOL GETZ & BROTHER,
oc15 tf SuTh 18 Post st.

$1350. COTTAGE 5 ROOMS, NEAR STAtion in Berkeley; $200 cash, $20 mo. $2000—Cottage 5 rooms; $100 cash, $25 mo. $400 to $800—Lots adjacent University; $10 mo. $375—Acre lots 170x281; near Berkeley; $10 mo. 10 cottages at Lorin, Ashby and Berkeley. Terms easy. W. A. CALDWELL, 415 Montgomery
oc12 ThSuTu tf

$6000. CAPP ST., NEAR 24TH—ALMOST new house in 4 tenements of 4 rooms each; nice cellar; brick foundation; all in first-class order; rents $50; very low. J. W. COLEMAN, 131 Montgomery st. oc22 SuWe tf

14TH AVE.: 100 FEET FROM D ST.; 100x127. ASHTON & GARDINER, 411 Montgomery st. oc6 FrSuWe 1m

$10 A MONTH WILL BUY A HOME IN SAUsalito. E. D. SPARROW, 640 Market. ap1 tf

MONEY ON FIRST AND SECOND MORTgages. MURPHY, 628 Market st. oc8 1m

CITY REAL ESTATE.

A. H. LISSAK. O. F. VON RHEIN.

O. F. VON RHEIN & CO., REAL ESTATE Agents, Auctioneers and House Brokers, 513 California street.

$16,500—Cor. Hermann and Jessie; 8 flats, 32 rooms; 52:8x85; rents $128.

$15,000—Bush, near Leavenworth; 30x137:6; 3-story house, 15 rooms; rent $100.

$35,000—Corner Second and Natoma; 46x75; stores and flats; rents $160.

$25,000—Sutter, near Leavenworth; 41:6x137:6; good improvements; rents $150.

$19,000—Corner Hyde and Pine; 41x60; store, restaurant and flats; rents $135.

Geary st. corner, between Taylor and Jones; 28x62.

$13,500—Webster, near McAllister; 25x137:6; 3 houses; rents $92 50.

$11,000—Grove, near Laguna; 31x120; to Birch avenue; rents $90.

$13,000—Broderick, near Fulton; 25x100; rents $100.

$12,000—Corner Jackson st. and Dore place; 23:9x89:7; 3 flats; 24 rooms and baths; rents $96.

$12,000—Pine, near Larkin; 50x137:6.

$11,000—Howard, near First; 25x85; lodging-house; leased.

$10,000—Waller, near Webster; 25x120 to Germania; 4 flats, 20 rooms and bath; rents $79.

$9250—Rent $60; Page, near Gough; 26x120, to Rose ave.; flats and cottages.

$9000—Mission st., near 17th; 42x80; business, store and vacant lot.

$3200—27th st., near Sanchez; 5 rooms and bath.

$7000—Green, near Mason; 22:6x137:6; two front and one rear house; 15 rooms and bath; rents $60 50.

$7500—Garden, near Bryant; 50x75; 3 houses, 6 rooms each.

$7000—Scott st., near Sutter; 2-story house; 6 rooms, bath and basement; 25x87:6.

$7000—Corner Laguna and Greenwich; 31:3x100; store and 3 flats; rents $55.

$7000—Mission, near 26th; 20x117:6; store, and flat above, 9 rooms and bath; on rear street, 2 flats, 6 rooms; rents $54.

$6500—Moss st., near Howard; 25x75; 3 flats; 15 rooms; rent $54.

$6500 each—Lombard, near Jones; 55x137:6; two new houses, each 2 flats, 11 rooms and bath; rents $45.

$6500—Shipley, near 6th; front and rear house and store, 18 rooms; rents $65.

$6000—Kearny, near Union, to Sonora st.; 20x80; front and rear houses, 20 rooms, and stable; rents $68.

$5900—Lombard, nr. Leavenworth; 23:4x100; 2-story flats, 11 rooms and bath; rent $42.

$5750—Greenwich, near Taylor; 30x120, to rear street; two 2-story flats, 16 rooms; rents $41.

$5700—Cor. Jackson and Wall place, between Leavenworth and Hyde; 20x68:6; 3-story, flats, 13 rooms and bath; rents $43.

$5650—Powell, near Vallejo; 20x52:6; 2-story house; 9 rooms and bath; rent $25.

$5500—Second ave., near Clement; 25x120; 2-story house, 11 rooms and bath.

$5500—Carl st., near Stanyan; 25x100; 2 flats.

$5000—Shipley, nr. 6th; store and flats; rents $51.

$4800—Bernard, bet. Pacific and Broadway, nr. Jones; 47x60; three 2-story houses, 18 rooms; rent $45.

$4500—Lott st., near McAllister; 6 rooms, bath, conservatory and stable; 25x106.

$5000—Pacific st., near Hyde; 25x77:6; 5 rooms and bath above and store below.

$4850—24th, nr. Dolores; 25x100; 2-story, flats, 9 rooms, 2 baths; rents $40.

$4000—Bluxome st., near 4th; 25x120; 2 flats and rear house; rents $37.

$4000—Sacramento, near Jones; 23x60; 5-room cottage.

$4250—Mason st., near Lombard; 20x82:6; 2-story house; 7 rooms; 2 baths; rents $23.

$4100—Sacramento, cor. LeRoy place; 20x70; near Jones; front and rear houses, 12 rooms; $36.

$4000—Natoma, near 1st; 23:3x75; 3-story house, 3 flats, 13 rooms; rent $38.

$4000—Clinton Park, near Dolores; 25x75; new 2-story house, 7 rooms and bath.

$3000—Francisco, near Mason; 26x55 to rear street.

$2650—Utah st., near Santa Clara; modern cottage; 5 rooms and bath; 25x100.

$2600—Corner Dupont and Whiting place, bet. Lombard and Chestnut; 16x70; 2-story house, 6 rooms and bath; rent $17 50.

$2500—Green, near Kearny; 18:6x57:6; 2-story house, 10 rooms and bath; rent $15.

$2400—Bernard, near Jones; 23x60; 2-story, flats, 7 rooms; rents $20.

$1700—Salmon, near Broadway; 20x60; 2-story flats; 6 rooms; rents $16.

$2200—Russia ave., near Naples st.; Excelsior Homestead; 2 houses; 100x100.

$1800—Kearny, near Greenwich; 31:3x137:6; cottage, 6 rooms; rent $19.

Hotel in suburbs; house, lot and hotel, furniture and business; good investment for moderate capital.

UNIMPROVED.

2 corners; Sutro Tract; Stanyan street.

3 Outside Land blocks, 240x600; cheap.

Howard, near Spear—45:9x137:6.

$7650—Fremont, near Howard; 25x80.

$3000—Guerrero, near 15th; 25x100.

$8000—Cor. Page and Shrader; 50x110.

$5500—Corner Vallejo and White; 56x62:6.

$4500—Cor. Washington and Baker; 25:5x106:6.

$4500—Greenwich, near Pierce; 62:6x100.

$4200—Cor. Bush and Baker; 50x87:9.

$3250—Baker, near Washington; 25x106:3.

$3250—Hyde, near Bay; 34:4x91:8.

$3500—Cor. 17th and Clara ave.; 63x109.

$3500—Liberty, near Guerrero; 35x114.

$2700—Church, nr. 21st; 57x105

$2250—Pleasant, near Taylor; 21:8x57:6.

$2250—Filbert, near Leavenworth; 25x87:6.

$2000—Cor. California st. and 21st ave.; 57:6x100.

$1950—Stanford, bet. 2d and 3d, nr. Townsend; 25x80.

$1200—Naglee ave., near San Jose road; 80x102.

$1600—Lots 5 and 6, College Homestead; 60x160.

$1500—SE. cor. San Jose ave. and Kingston st.; 29x84; suitable for grocery.

$1500—Green, near Montgomery; 22:11x68:9.

$1025—17th st., near Clara ave; Park Lane Tract; 25x87:6.

27th st., near Noe; 160x114; cheap.

$1150—Silver ave., near Crant; 50x99.

$1000—Clinton, near Berkshire, Mission and 30th sts. Homestead; 75x100.

$700—Serpentine place, near Serpentine road; Park Lane Tra t; 25x107.

$750—Noe, near 29th; 25x114.

$750—Diamond, near 22d; 25x115.

$325—Excelsior Homestead; Brazil ave., near Lisbon; 25x100. 1

$1250. A BARGAIN; LOT, SIZE 25x100; situate on C st., 115 E. of 7th ave. Apply WILL E. FISHER & CO., 14 Post street. oc29 3t SuMoWe

$3000. RENTS $31 PER MONTH; 2 houses, 8 rooms and 4 rooms; always rented; on Rondell place, off 16th st., nr. Valencia; large lot, 29 feet front. Particulars WILL E. FISHER & CO., 14 Post st. oc29 3t SuMo We

$3000. BAY-WINDOW COTTAGE ON 8TH ave., near Point Lobos, only 3 blocks from Geary-st. cable-cars; contains 4 rooms and bath; modern improvements; electric bells; large stable and chicken-house; lot 25x120. Particulars at WILL E. FISHER & CO.'S, 14 Post. 25 3t weirsu

DON'T MISS THIS.

$750—Only 18 lots left in outside land block 372; select a lot on 10th ave., bet. C and B sts., only 1 block north of the Midwinter Fair grounds and but 1 block west of improvements; size of lots 25x120; $25 cash, balance in monthly installments of $10; these lots are the cheapest in Richmond district to-day. WILL E. FISHER & CO., 14 Post st. oc25 5t

$12,500. VAN NESS AVE. RESIDENCE; sunny side, close to Pacific ave.; handsome bay-window house; contains 11 rooms and bath; in first-class condition; must be seen to be appreciated; lot 27:6x120. For further particulars apply to WILL E. FISHER & CO., 14 Post street. oc26 3t ThSaSu

$350
$400
$450
$500
$600
$700
$750
$800
$900
$1000
$1250
$1300
$1500
$1600
$2500

GAZE ON THIS.

Here is an opportunity to make your choice if you intend purchasing a lot to build on. Terms, $50 cash and $10 monthly installments will buy a lot at any of these prices in Fair's subdivisions of HOLLY PARK TRACT. The lots are good depth and have a magnificent marine or city view.

MOND