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.

$4100. NEW BAY-WINDOW COTTAGE of 6 rooms and bath; brick foundations, etc.; sunny line of 15th st; 24x74.

$6000. RENTS $48 PER MONTH; 4 NEARly new flats on Folsom st.; brick foundations, etc.; 25x122:6.

$1800. EASY TERMS; ELIZABETH ST.; cottage of 4 rooms; 25x114; short distance from Castro-st. cable.

$3300. COTTAGE OF 5 ROOMS AND bath; Baker st., near Sutter; 25x100.

$11,000. RENTS $86 PER MONTH; FINE piece of investment property on Bush st., 32:6x120 to rear st.; both streets accepted by the city.

$5500. CHEAP; RENTS $42 50 PER month; 2 good bay-window flats of 6 and 7 rooms and bath; 23:6x92:6; sunny line of O'Farrell st.

$2100. COTTAGE OF 5 ROOMS AND bath and high basement; Sanchez st.; lot 25x120.

$10,000. MAY BE LESS; FINE CALIfornia-street bay-window residence of 9 rooms and bath; sunny line of street; brick foundations; 25x100; rents $50 per month, water extra; offer wanted.

$15,500. RENTS $114 50; 6 FLATS ON Ellis st. and Willow ave.; bay-windows, brick foundations, etc.; both streets accepted; 25:9x120.

$4750. NEAR RIDLEY AND VALENCIA; 2 new bay-window flats of 4 and 5 rooms and bath each; brick foundations, etc; rents $36; 27:6x75.

$4000. COZY HOME ON THE SUNNY line of 17th st.; 25x91:6.

$3500. REDUCED—RENTS $35 A MONTH; 3 tenements; in the Mission warm belt; Stevenson st.; 25x80; good bargain.

$8000. NICE BAY-WINDOW RESIDENCE of 8 rooms and bath; laundry; stone walks, etc.; best location on Hyde st.; 25x91:6.

$6750. FINE 2-STORY BAY-WINDOW residence of 7 rooms and bath; brick foundations, stone walks, etc.; rents $45; Webster st., near Post; street accepted.

$9500. RENTS $91 PER MONTH; SPLENdid piece of investment property; corner on Mason st., 40x60; store and 4 flats.

$5500. POSITIVELY MUST BE SOLD; NO reasonable offer refused; rents $43 per month; two 2-story houses and cottage; 25x120; 2 frontages; short distance from Market st.

$3200. OFFER WANTED; MISSION-ST. home; cottage of 4 rooms and bath; bay-windows, etc.; 25x80; San Carlos ave.; easy terms.

UNIMPROVED.

$1400—Midwinter Fair lot; 8th ave., near D st.; 25x120.

$400—Silver ave., near Mission st.; 25x110; give away.

$1500—Sanchez st.; business location; 28x75; cheap.

$7500—A bargain; corner on Buchanan st.; nearly full 50 vara.

$2250—Nice residence lot on Devisadero st.; 25x125; fine view.

$4250—Post-st. residence lot; 23x137:6; street accepted; short distance from Van Ness ave.

$1600—Midwinter Fair lot; 9th ave., near H st.; entrance to the fair grounds.

$1250 each—Richmond—11th ave., near Point Lobos ave.; 2, each 25x120.

$1450—Midwinter Fair lot; 7th ave., near D st.; 25x120.

$700 each—Castro st.; 7, each 25x114.

$1000 each—Lots on 25th and Douglass sts.; ready to build on.

$1400—Corner on 25th st.; 30x90; street work done complete.

$1250 each—5 building lots; 25x114; 25th st.; short distance from Castro-st. cable.

$4150—Fine residence lot on California st.; 25x137:6.

G. H. UMBSEN & CO., 14 Montgomery st. fe11 2t SuWe

MCAFEE BROTHERS, Real Estate Brokers and Financial Agents, 108 Montgomery street.

IMPROVED.

$13,000—Bush st., near Leavenworth; 27:6x137:6; house of 10 rooms; good condition; rents for $80.

$10,000—Guerrero, near 15th; 25x100; flats and dwelling; rents $70; make an offer.

$12,000—Cor. 18th and Eureka; 35x75; elegantly built house of 12 rooms; all latest improvements and conveniences; inside hardwood finish.

$7000—Cor. Pacific and Larkin; 20x71:6, with modern house of 7 rooms; rents $45; sun all day.

$2650—Minna, near 7th; 22:6x80; house of 8 rooms and bath; rent $30.

$26,000—Clay, near Van Ness; 50x127:5; good improvements; rents $100.

$4000—Mission investment, near 16th; 28x70; improved in flats; rents $36.

$4000—24th, near Harrison; 25x104; good improvements; stores and flats; rents $34; will trade for Oakland property.

$4000—Tehama; 25x80; well improved; rents $50; easy terms.

$13,000—Eddy, near Laguna; 25x137:6; fine flats; rents $70.

$18,000—Beautiful corner in the Mission; 71x192; well improved; street work all done; rents $150.

$40,000—Oak, near Octavia; 137:6x120; containing 6 modern-built houses; 2 story and basement each; rents $262 50.

$8500—Haight, near Baker; 27:6x137:6; beautiful dwelling of 9 rooms and bath; street work all done.

$15,000—Page, near Baker; 80x137:6; partly improved with modern 8-room house; or will subdivide.

$100,000—Near Market and Montgomery; lot 100x75; brick buildings; rents $9600; a rare investment.

UNIMPROVED.

$800—Army st., near Noe; 25x114; street work done.

$2000—Cor. 23d and Douglass sts.; 25x89.

$15,000—Sacramento st., near Buchanan; 60x127:8¼.

$11,000—Entire block; 240x600; south of park; a bargain.

$3250—Corner on 8th ave.; 57:6x100; south of park; sewered, graded and macadamized; city water near by; a bargain.

$1400—9th ave., near D st.; 50x120; make offer; north of park.

$1000—18th ave.; 50x120; street work done and sewered; south of park.

$1400—27th ave; 70x100; north of park.

$15,000—Entire block; 240x600; one of the finest blocks south of park; beautiful location; half cash.

$1100—For 7 lots S. of park; well located.

$4000—Webster st., near Haight; 25x100.

$13,000—Cor. Franklin st. and Broadway; 37:6x137:6.

$50,000—Pine st.; 50-vara; fine location.

$3250—Fell st., near Lott; 25x137:6.

$2750—Page st., near Cole; 25x137:6.

$3500—Page st., near Baker; 30x110.

$3100—Page st., near Masonic ave.; 25x137:6; N. side.

$3800—McAllister st., near Scott; 25x137:6.

$2500—Willard st., near McAllister; 25x106:3.

$1750—10 lots in Gift Map 2; each 25x70; on Cortland ave.; a bargain.

$5500—Cor. Clay and Laurel sts.; 27:8¼x107:6; both streets sewered; offer wanted.

Also splendid Pacific Heights lots from $125 per front foot. 1

$5000. 18TH-ST BUSINESS PROPERTY, near Sanchez; 2-story bay-window store and 3 rooms below and 5 rooms and bath above; 25x100; rent $47; one-third cash.

$7500—Octavia st., near Sutter; fine 2-story residence; 8 rooms and bath; 22:6x100; $5000 can remain on mortgage.

$3000—Dore st., near 9th and Harrison; 4 flats; rent $30; 25x85.

$3750—Tehama st., near 3d; 4 flats; rent $44; 25x75.

$4200—Larkin st., near Filbert; new cottage 5 rooms, bath, basement; modern; 22:6x94. List of business and residence property at office. L. OESTERREICHER, 503 California st. *

$5250. UNION ST., NR. OCTAVIA: 2 stores and 2 flats; 31x75; rent $50.

$5500—Shotwell st., nr. 16th; 2 flats, 16 rooms and 2 baths; modern, 2-story, bay-window; 25x120; rent $52; sold as a sacrifice.

$6250—Western Addition; new 2-story bay-window flats; modern; rent $55; 25x110; cheap; very fine location; near park.

$4750—Minna, nr. 10th; 2 flats; 11 rooms; 2 baths; rent $40; 26x80; bargain.

L. OESTERREICHER, 503 California st. *

$19,000. BUSINESS PROPERTY; McALlister, nr. Gough; stores and 2 flats, each 8 rooms and bath; 34:6x100; rent $130; $14,000 mortgage can remain; bargain. L. OESTERREICHER, 503 California st. *

$1100. BARGAIN: ELEGANT CORNER building lot, N. side 23d st., bet. Church and Sanchez; must be sold at once; 26x90; street work done. PROLL, BAEHR & CO., 238 Montgomery st. fe11 3t SuTuTh

RUSSIAN HILL RESIDENCE CORNER; MArine view; choice and cheap; 40 feet front; $4500. Cable transfer business corner; 6th ave. and California st.; 50x120; $3500. A pick up; Lake st., NW. cor. 9th ave.; 72x120; $3500. DE ROCHEMONT & POEHLMAN, 415 Montgomery st., room 7. fe11 SuWeSa 3t

RICHMOND PROPERTY WANTED: $1000 TO $3000. Owners only address 2312 Larkin street. fe11 3t

$3000. 27TH, NEAR GUERRERO; 25x100; 2-story house of 6 rooms and bath.

$3800—Shipley, near 5th; 25x75; front and rear 2-story houses, containing 4 4-room flats; rent $35 a month. G. W. ARMBRUSTER, 230 Montgomery st., room 9. *

$3500. LAGUNA ST., NR. PINE; DESIRAble building lot; good neighborhood. ROBERT J. MERCER & SON, 410 Pine.

$5900. REDUCED; STANLEY PLACE, NR. Harrison st.; 2 new flats of 5 and 6 rooms and bath each; brick foundations, bay-windows; rents $55; this is choice and pays well; always rented. ROBERT J. MERCER & SON, 410 Pine st. fe4 SuWtt

BARGAIN—FOR SALE: 308 FELL ST.; front and rear houses; 4 flats and store; sale on owner's removal from city. fe11 2t*

CITY REAL ESTATE.

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

IMPROVED PROPERTY.

$35,000. KEARNY-ST. BUSINESS CORner; pays 1 per cent; 46:8x68:9. MADISON & BURKE.

$25,000. RENTS $150; GOLDEN GATE ave., west from Laguna st.; 55x120. MADISON & BURKE.

POST-ST. CORNER; STORE AND FLAT AND 4 separate houses; pays good income; price $15,400; lot 82:6x80 with L. MADISON & BURKE

$16,500. McALLISTER, NR. FRANKLIN; front and rear houses; rents $100; lot 27:6x120. MADISON & BURKE.

$15,000. HAYES, NEAR BUCHANAN; well rented; lot 25x120 to rear street; front and rear houses. MADISON & BURKE.

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

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

$7500. 10TH, NEAR FOLSOM; 25x109; 3 flats; rents $63. MADISON & BURKE.

$8500. FINE, NR. BUCHANAN — FINE residence; 9 rooms, bath; only $3500 cash; lot 25x93:6. MADISON & BURKE.

$7700. MASONIC AVE., NEAR WALLER; 24x150; house 8 rooms and bath. MADISON & BURKE.

$7000. PAYING OVER 11 PER CENT; Natoma, nr. 7th; 4 nice flats; lot 25x75; street accepted. MADISON & BURKE.

$7500. HOWARD, NEAR 3D; 9 ROOMS and bath; lot 20x80. MADISON & BURKE.

$6000. GROVE ST., NEAR LAGUNA—9 rooms and bath, 25x120 to rear street. MADISON & BURKE.

$5000. 4 FLATS: STEVENSON, NEAR Ridley; rents $42; lot 26x77:6. MADISON & BURKE.

$5000. WELSH, NEAR 4TH AND BRYant; rents $57; lot 40x80; 6 flats. MADISON & BURKE.

$4000. RENTS $576; TEHAMA, NR. 1ST; 4 flats; 25x80. MADISON & BURKE.

$3750. 18TH, NR. CASTRO; HOUSE 6 rooms and bath; lot 25x75. MADISON & BURKE.

$4500. GREEN, NR. LARKIN; 2 HOUSES; well rented; 22:11x77:6. MADISON & BURKE.

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

$3300. ZOE, NEAR BRYANT — FLATS; rents $43; lot 20x80. MADISON & BURKE.

$3100. TAYLOR, NEAR UNION; 51:3x55; large house 14 rooms. MADISON & BURKE.

$2000. TEHAMA ST., NR. 9TH; COTTAGE lot 20x80. MADISON & BURKE.

$1750. NEAR GREENWICH AND DUpont; brick house 7 rooms and bath; lot 17:2x46. MADISON & BURKE.

UNIMPROVED PROPERTY.

Valencia st., near Ridley; 25x80; only $10,000.

$15,500—Sacramento, cor. Pierce; 77x120 to rear street.

$11,250—Howard st., near 12th; 50x87:6.

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

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

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

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

$3000—Hermann st., near Stevenson; 25x85.

$2700—23d, nr. Sanchez; 50x114.

$2500—Sanchez, cor. 27th; 30x80.

$2100—Lott, nr. Waller; 27x105.

$1800—Stanford, nr. Brannan and 2d; 25x80.

$1600—22d, near Castro; 25x114.

$1200—20th, nr. Douglass; 25x105.

$750—Lisbon, nr. Mission Road; 75x100.

$10 per month; Diamond st., near 21st; 25x114.

$550—12th ave., bet. L and M; 25x120.

$450—N. side Bismarck, bet. Mission and San Jose roads; lot 40x100; electric cars pass within 200 feet; a pick up.

$50 each—4 lots nr. Mission road.

MADISON & BURKE, 626 Market st. Su tf

FOR SALE BY THOMAS JAMES STANTON & CO., Real Estate Agents, 331 Montgomery Street.

$5250. A MODERN BAY-WINDOW HOUSE on Post st., near Scott; sunny side; 7 rooms, bath and laundry. STANTON & CO.

$2300. 2-STORY HOUSE AND STORE with 3 rooms in the rear and flat of 5 rooms upstairs; 25x101:6; cost $3700; must be sold to pay off mortgage. STANTON & CO.

$8000 TO $6500—SEVERAL HOUSES OF 2 and 3 large flats of 5 and 6 rooms each flat; in the Western Addition and well downtown; pay from 8 to 10 per cent. STANTON & CO.

UNIMPROVED.

A MAGNIFICENT INVESTMENT. 150-foot corner on Market st. was offered for $50,000; if you have any money make cash offer this week; you can buy at bedrock to-day. STANTON & CO., 331 Montgomery st. 1

SACRIFICE. Corner on Golden Gate Park; 365 feet, 14th avenue and D st.; make cash offer this week if you wish to double your money; this is your chance. STANTON & CO., 331 Montgomery st. 1

$1750 EACH—LARGE LOTS, 28x115, ON Henry st., near Noe; street sewered and graded. STANTON & CO.

$1400 TO $2000 — PARK AVE., OPP. Buena Vista Park, 2 blocks from Haight st.; commanding view in all directions; a coming Nob Hill. STANTON & CO.

2 LOTS ON STATE ST., 1 BLOCK FROM MARket and Castro; only $600 and $700 each. STANTON & CO.

LARGE NUMBER OF LOTS IN THE FAIRmount Tract from $400 to $600 each; also choice corners at lowest prices. STANTON & CO.

$850 EACH—POSITIVELY THE CHEAPEST lots in the city; on Tilden, or 15th-st. extension; 5 large lots, 125x125; only 3 blocks of Market st.; will double in value in 2 years, also choice corner on 16th st., nr. Castro: $4000 only; 58x90. STANTON & CO., 331 Montgomery st. 1

$150 EACH—4 LOTS ON SCHUYLER ST., cor. Old Hickory; level and ready to build on; $5 per month. S. DUCAS, 11 Montgomery st.

$150. LOT 42, BLOCK 50, CITY LAND association, about 1 block from the electric-cars, Ocean View; cheap for $300. S. DUCAS, 11 Montgomery st.

$150 EACH—LOTS ON THE W. SIDE OF 23d ave., bet. O and P; $10 per month. S. DUCAS, 11 Montgomery st.

$200 EACH FOR LOTS 1508, 1509, 1510 and 1511, Gift Map 3; 1 block from the Howard-st. car on the San Bruno road; level and ready to build on. S. DUCAS, 11 Montgomery st.

$250 EACH FOR LOTS 375 AND 377, GIFT Map 1, on Siegel st. S. DUCAS, 11 Montgomery st.

$300 EACH FOR LOTS IN BLOCK 504, Haley purchase; level; 1 block from the car. S. DUCAS, 11 Montgomery st.

$350 EACH FOR 3 LOTS, CORNER ON Potrero ave. and Burrows st., in block C, Haley purchase. S. DUCAS, 11 Montgomery st.

$400 EACH—4 LOTS ON SAN BRUNO ROAD; 25x100; streetcar in front; splendid place for a store; in block C, Haley purchase. S. DUCAS, 11 Montgomery st.

$500 FOR LOT 29, GIFT MAP 3; 2 BLOCKS from Howard and 26th sts. S. DUCAS, 11 Montgomery st.

$1800. GUERRERO-ST. LOT; 25x100; E. side; 101 feet north of Army. S. DUCAS, 11 Montgomery st.

$1800. SAN JOSE AVE.; LOTS 37x113, near 30th st.; cheap for $2500. S. DUCAS, 11 Montgomery st.

$3000. 50x83:6; ON MISSION ST., 300 feet east of China ave.; right at the end of the Mission cars; a splendid place for a saloon. S. DUCAS, 11 Montgomery.

$11,600. N. SIDE OF TURK, 104 FEET E. of Larkin; 29:2x80:6; this property must be sold by order of the Probate Court. S. DUCAS, 11 Montgomery st. fe11 SuMo tf

$1800. BEST AND CHEAPEST HOMEbuilding lot in the park panhandle, situate on west side of Belvedere st., 150 feet south of Waller; rapid Metropolitan electric cars pass the property; size 25x120, or will sell 50x120 for $3500; fine elevation, charming view and surrounded by good improvements; easy terms if desired. Apply to M. J. MERTEN, Broker, 22 Montgomery st. fe11 tf SuTu

$6500. CHOICE INCOME PROPOSITION; $2000 cash; bank mortgage of $4500; 3 flats of 4 and 5 rooms and bath; rents $50; Clay st., near Taylor; forced sale. TROY & MCNALLY, 630 Market st. fe11 3t

WHOLE BLOCK OF 50 LOTS; CAN BE RESold at once at a handsome profit; 60 other lots in Gift Maps and Precita Valley; no reasonable offer refused. THOS. MORAN, 534½ California, H. Wackenreuder, 66 San Bruno road 11 8*

$5500. 4 FINE FLATS; NEW; INCOME $60 per month; half a block from Woodward's Gardens. Apply A. M. SPECK, 22 Montgomery st. *

$0 $0 $0 $0 $0 $—$100—$0 $0 $0 $0 $0 Balance time, buys cor. lot, ready to build.

1 5-room cottage, block from Castro cars, $2100.

2 flats, block from Hibernia Bank; $5500.

2 houses; cor. 50x91 feet; Leavenworth, $6000.

A. M. SPECK, 22 Montgomery st. ja25 ThSuTu tf

$750 WILL BUILD HOUSE OF 4 ROOMS; brick foundn. Douglass, 2809 Geary. 11 3*

$150. 2-STORY BUILDING, WITH STABLE. 77½ Colton, off 17th. fe11 3t*

HOUSE FOUR ROOMS CHEAP; ON LEASED ground. 44 West Mission st. fe10 3t*

CITY REAL ESTATE.

BOVEE, TOY & CO., REAL ESTATE AGENTS AND AUCTIONEERS

19 MONTGOMERY STREET.

RICHMOND OFFICE, Cor. Point Lobos and Sixth aves.

$6000. BUSH ST., NEAR BRODERICK; 2 modern flats of 5 and 6 rooms and bath each; lot 25x87:6; rents $52 50 per month.

$5500. DOLORES ST., NR. 25TH; HOUSE 8 rooms, bath, etc.; excellent view; mortgage of $1500; will exchange for other property; lot 24x102.

$6500. MASON ST., NEAR MONTGOMERY ave.; 3 modern flats of 5 and 6 rooms and bath each; rents $61 per month.

$5500. 25TH, NEAR CHURCH; DOUBLE house of 4 flats of 4 rooms and bath each; rented at reduced rates at $50 per month; always rented; lot 50x114; mortgage of $2300 can remain; a splendid investment.

$4500. FILBERT, BET. HYDE AND LARkin; lot 25x137:6; house of 7 rooms and bath; basement, etc.; rents $30 per month.

$4000. VERY CHEAP; EDDY ST., N. SIDE; sunny; splendid frontage; size of lot 35x75; house of 7 rooms and bath; street bituminous rock; a bargain.

$5000. HERMANN ST., NEAR WEBSTER; 2 houses of 4 rooms and bath each; also cottage on Germania st., in rear, of 4 rooms; rents $45 per month; lot 25x120.

$4250. AN OFFER WANTED; 17TH ST., near Howard; lot 30x100 feet; 2-story frame building; rents $25 per month.

$6000. MAKE OFFER; CHURCH ST., near 20th; 2 bay-window flats of 5 and 6 rooms and bath each; brick foundation, etc.; lot 26x125.

$8000. NW. COR. CAPP AND 25TH STS.; lot 36x115 to an alley; 2-story house of 11 rooms, bath, etc.; rents $40 per month.

$7500. DOLORES ST., NR. 22D; 2-STORY basement house of 8 rooms and bath; stable for 3 horses, etc.; lot 26x117:6 to an alley.

$5800. 18TH, NEAR HOWARD; STORE below, 2 flats above; stable in rear; rents $52 50 per month.

$6200. 11TH ST. CORNER, WITHIN 2 blocks of Market; lot 28x100; store below and 2 rooms; flat of 5 rooms above; rents $50 per month.

$18,000. NE. COR. OF 8TH AND MINNA sts.; 3-story building; store, basement and rooms below, 3 upper floors; also adjoining 2 flats; rents $150 per month.

$4000. MINNA ST., NEAR 8TH; 2 FLATS of 4 and 5 rooms and bath each; rents $30 per month.

LOTS IN RICHMOND—2D AND 3D AVES., W. to 12th ave., Point Lobos and Clement st.; size 25x100 and 25x120 feet; prices $850 to $1300; sewered, graded and macadamized; thickly settled district; very easy terms if desired.

COTTAGE IN RICHMOND DISTRICT; ON easy terms; 5 and 6 rooms and bath each; lot 25x120; on cable line.

PARTIES DESIRING TO INSPECT PROPERties in the Richmond District on Sunday will find our representative at our office, NE. cor. Point Lobos and 6th aves., all day; horse and buggy at your disposal. fe11 SuWe 2t

JONES, ALLEN & CO., 630 MARKET ST., S. F. 1105 23d ave., East Oakland.

We call special attention of persons looking for desirable investments to the following list of choice property offered on such easy terms as to place it within reach of everybody.

ON TO RICHMOND!!

$1500—Lot on 14th ave., near Golden Gate Park; 50x100; splendid future.

$4000—C st and 38th ave.; 240x100; 2 corners; only 1 block from the park.

$450 each—11 lots; NE. cor. C st. and 26th ave.

$450 each—Lots on 25th ave., bet. B and C sts.

$1000—NE. cor. 32d ave. and Clement st.; also lots on 32d ave., bet. Clement and California sts.

$2400—35th ave., S. of Point Lobos; 150x120; 6 lots.

$2350—NE. cor. 27th ave. and California st.; 70x100; can be subdivided.

$1500—Lot on 14th ave., near the park; 50x127:6.

All of above property is on the line of improvements, and is offered on such easy terms as to place it within the reach of all who wish to invest in San Francisco. Call on us for further particulars. JONES, ALLEN & CO., 630 Market st.

LOTS ON SOUTH SIDE, CHEAP AND EASY terms.

$850—Nice lot, ready for building, on J st., near 13th ave.; only two blocks from park.

$850—3 lots near Park and Ocean Railroad; lots on beach, fenced and in grass; easy installments and good future.

$250—Lots near Silver ave. and Mission st.; electric cars will bring these lots into easy communication with the city e-on.

JONES, ALLEN & CO., 630 Market st.

$1500 EACH—2 LOTS ON MISSION ST., which are sure to enhance in value when electric road is in operation; business property.

$125 each—Lots near Fruitvale ave., East Oakland; beautiful lots ready for building; only a few dollars down, balance in very easy installments; splendid chance for securing a home.

JONES, ALLEN & CO., 630 Market st., San Francisco, and 1105 23d ave., East Oakland.

fe11 SuWeFr 3t

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

$17,500—Rent $142; fine business corner on Stockton st.; 3-story house, 2 stores below, and 4 flats of 5 rooms and bath each; lot above 37x60.

$7500—McAllister st., west from Gough; good business property; rent $40.

$17,500—Rent $190; a fine brick, improved business property; always rented.

$11,500—Rent $124 50; a fine corner property; 30x80 feet; improvements new; stores and flats and dwellings; in an improved neighborhood.

$35,500—A magnificent corner on Mission st.; 3-story and 26-room flats upstairs, and 2 4-room cottages; lot 65x100; rent $212.

Market st., near 8th; 3-story house; store and lodgings upstairs; lot 25x90; rent $140.

$12,000—2 houses and lot in the business part of Hayes st.; lot 25x120 to rear street.

$12,000—Fine corner on 4th st.; 2 houses; lot 30x80 feet; rent $77.

$3400—19th st., near Eureka; splendid cottage, 5 rooms and bath; lot 25x75.

$8500—3-story bay-window house Haight st., near Devisadero; stable; flats of 6 rooms and bath each; lot 25x137:6; rent $67.

$12,500—Beautiful residence on Steiner st., nr. Washington, opp. the Plaza; 10 rooms and bath; lot 37:6x107; fine garden.

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

$3800—Cor. 19th and Eureka sts.; lot 75x100; will make 3 fine building lots.

Cheap lots along Mission road, Excelsior, College, Academy and Westwood Homestead Tracts. fe11 tf Su

REAL ESTATE FOR SALE BY C. H. REYNOLDS & CO., 333 Montgomery st. Business, warehouse and water-front property, centrally located.

Fine large residences; fashionably located.

Houses and building lots in all parts of the city.

Richmond District—Blocks and lots bet. Point Lobos ave. and D st.

Building lots near Cortland, Powhattan and Crescent aves.; convenient to Mission-st. and San Bruno ave. car lines. 1

SOL GETZ & BROTHER, REAL ESTATE OWNERS, 18 POST STREET.

HEADQUARTERS FOR PARK AND MIDWINTER FAIR LOTS!!

DO YOU WANT A BUILDING LOT?

DO YOU WANT A LOT FOR AN INVESTMENT?

WE WILL SELL YOU LOTS NEAR THE PARK 50 PER CENT LOWER THAN ANY ONE ELSE.

WE HAVE REAL BARGAINS! CALL AND WE will convince you. SOL GETZ & BRO., 18 Post st.

$1100 TO $2500 FOR GRADED BUSINESS lots fronting the park, opposite Midwinter Fair grounds; fronting on electric road and Market-st. railroad car lines at entrance of park; easy terms to suit buyer. SOL GETZ & BRO., 18 Post st.

$750. $800, $900 AND $1000 FOR BUILDing lots 1 and 2 blocks from park; graded and macadamized; beautiful view of fair grounds, park and ocean; only one-fifth cash; balance monthly installments. SOL GETZ & BRO., 18 Post st.

$100 TO $500 FOR LOTS NEAR PARK AND Strawberry Hill. SOL GETZ & BRO., 18 Post st.

$175 TO $200 FOR LEVEL LOTS NEAR Mission-st. electric road; only $10 down and balance $5 monthly. SOL GETZ & BRO., 18 Post st.

CALL FOR CUTS OF MIDWINTER FAIR, MAPS AND DIAGRAMS.

SOL GETZ & BROTHER.....18 POST STREET

ja21 SuTh tf

FOR HOMES IN THE SANTA CRUZ MOUNtains or land in Los Gatos or vicinity call on or address C. R. STETSON, room 15, Parr Block, Los Gatos, P. O. box 298. se15 FrSuWe tf

FOR SALE—LOT NEAR MARKET AND 15TH sts. on very easy terms. Address Owner, box 113, Call Branch Office. fe9 3t*

$500 EACH, CASH—2 LEVEL LOTS NEAR Thirtieth st. and Cortland ave.; are worth $900 each and will prove it; street work all done; I must go East; call at once. 21 Powell st., room 31. ja29 tf

LOT ON CALIFORNIA AVE., WITH FRONTage on 3 streets, for sale at a great bargain; only $150; must be spot cash. Address Bargain, box 61, this office. ja18 tf

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.

$57,000—Cor. Broadway and Sansome; 50 vara; rent $275.

$30,000—Second st., near Minna; 50x80; stores and flats; rents $131.

$16,500—Cor. Hermann and Jessie; 8 flats, 32 rooms; 52:6x85; rents $128.

$16,000—16th st., near Guerrero; 68:9x100; two 2-story houses and rear cottage, 20 rooms; rent $55.

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

$18,000—Fell st., near Octavia; 82:6x120, to rear street; will subdivide.

$15,500—Fell, nr. Octavia; 27:6x120 to Linden ave.; new 3-story flat and 2 houses in rear; 29 rooms and baths; rents $113 50.

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

$13,000—Corner Dupont and Chestnut; 47x72; store, and 3 stories above, 33 rooms.

$11,000—Cor. Bartlett and 26th; 77:6x130x117:6 to an alley; improved with 2-story house and 2 cottages; will subdivide into 3 pieces; $5000, $3500, $2500.

$11,000—Grove, near Laguna; 31x120; to Birch avenue; rents $80.

$10,250—California, nr. Leavenworth; 23x117:6 to alley; new 2-story and finished basement; flats and rear house; 19 rooms and bath; rent $78.

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

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

$9000—Oak, near Ashbury; 25x137:6; new 2-story bay-window house; 9 rooms and bath.

$8000—Washington, near Powell; 40x137:6; 2-story house, 13 rooms.

$7600—Minna, near 6th; 25x75; 3-story flats; 16 rooms and bath; rents $69.

$7500—Fair Oaks, nr. 23d; 31:6x117 to alley; 2 flats, 19 rooms and bath and stable; rent $65.

$6000—Washington and Stockton; 28x30; store and rooms above.

$6750—Powell, nr. Vallejo; 22:11x137:6; 2-story house; 10 rooms and bath.

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

$6500—Filbert, nr. Jones; 20x60; 3-story flats; 15 rooms and baths; rent $61 50.

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

$6000—Corner Hyde and Lincoln; 50x87:6; partially improved; 2-story flats, 8 rooms; rents $26; will subdivide.

$6000—Clipper and Noe; 24x85; house and furniture.

$5700—Lombard, nr. Leavenworth; 23:4x100; 2-story flats, 11 rooms and bath; rent $42.

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

$5500—Powell, near Lombard; 23x100; 2-story house, 9 rooms and bath.

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

$5250—Corner Pacific and Scott place, between Powell and Mason; 28x42:6; store and 2 rooms; 7 rooms above; leased at $45.

$5250—Lombard, near Powell; 30:8x137:6; 2-story and basement house, 12 rooms and bath.

$5000—Minna, near 7th; 25x75; 3-story house in flats.

$5000—Cor. Pacific st. and Himmelman place; 20x6 :6; front and rear flats; 16 rooms; rents $51.

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

$4250—Clara, nr. Ritch; 25x75; 3-story house 11 rooms; rent $36.

$4100—Clara, nr. 6th; 25x80; 2-story flats 11 rooms; rent $36.

$4500—Corner 22d and Fair Oaks; subdivided in flats, each 23:5x61.

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

$4000—August alley, nr. Green; 20x55; 2 flats, 11 rooms.

$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.

$3800—Hyde, near Green; 20x60; 2 story, flats, 9 rooms; rent $30.

$3600—Clara, nr. 5th; 25x85; 2 flats, 10 rooms; rents $36.

$3500—Powell, near Francisco; 25x87:6; store and upper floor.

$3200—Douglass, near 24th; 25x125; 5-room cottage.

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

$3000—Noe, near 18th; 25x110; cottage, stable and loft.

$3000—Morris ave., nr. Bryant; 25x75; 2 flats, 12 rooms; rent $28.

$3000—Treat ave., near 24th; 27:6x122:6; cottage, 5 rooms.

$2800—San Carlos ave., near 18th st.; 25x80; 2-story flats, 8 rooms; rents $24.

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

$2200—Clara, nr. Ritch; 20x80; cottage 4 rooms; $10.

$2000—Clement st., near 4th ave.; 25x100; cottage, 4 rooms and bath; rent $ 8.

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

$1400—Russell, near West End; 2-story house; 7 rooms; rents $16.

Potrero—Mechanics' boarding-house; furniture and good-will; 45 rooms.

UNIMPROVED.

2 corners; Sutro Tract; Stanyan street.

3 Outside Land blocks, 240x600; cheap.

$17,000—Washington and Spruce; 137:6x127.

$7500—Fremont, near Howard; 25x80.

$7500—Ridley, near Park road; 75x100, will subdivide.

$6500—Corner Vallejo and White; 56x62:6.

$4200—California, nr. Baker; 25x137:6.

$3600—Liberty and Dolores; 28x92:6.

$3500—Cor. Carl and Willard; 27:6x96:4.

$3250—Fair Oaks, near 25th; 53x100; will subdivide.

$3000—8th ave., nr. J st.; 50x120.

$2800—Chestnut, nr. Stockton; 34:4x137:6.

$3000—Hyde, near Bay; 34:4x91:8.

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

$2000—Noe, near 18th; 25x125.

$1900—Corner Carl and Cole; in subdivisions; 25x87:6; corner extra.

$1800—Cor. California st. and 21st ave.; 57:6x100.

$1600—Hyde, near Filbert; 20x68:9.

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

$1550—18th, near Noe; 25x75.

$1500—Stanyan Sutro Division, Block B; 25x120.

$1300—California, near 3d ave.; 25x100.

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

$300—Excelsior Homestead; Brazil ave., near Lisbon; 25x100.

North of Park; easy terms; $825; SW. cor. 15th ave. and Clement; 9 lots; 25x105; corners extra. fe11 Su tf

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JUST COMPLETED—2 SPLENDID HOMES of 10 rooms and bath; finished attic and basement; all modern finish; fine marine view; cor. Green and Laguna sts.; visit these by all means.

Full particulars by inquiring of LOUIS LANDLER, owner and builder, Mills building, room 16, second floor. de9 tf SaSuWe

$675. FOR 3 DAYS ONLY: 25x120 FEET; W. side 8th avenue, 300 feet S. from Point Lobos ave.; street graded, macadamized and curbed; I have a written contract for sale of this lot. CHAS. C. FISHER, 507 California st. 9 3

GOOD LOTS FOR CHEAP HOMES.

20 lots in Colma ..... $75 each
9 lots in Ocean View ..... 100 each
3 lots on electric railroad ..... 450 each
2 lots on 15th-avenue railroad ..... 300 each
4 lots on Potrero avenue ..... 225 each
40 lots near industrial school ..... 250 each

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