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.

AUCTION SALE.

We will sell at auction SATURDAY, the 26th inst., at 12 o'clock noon, at our salesroom, by authority of Jennie Laird, commissioner of the estate of Morty Kelly, deceased, the property situated at 218 Joice st., or Prospect place, W. side, S. of California st., bet. Powell and Stockton; improvements consist of 2-story frame building of 2 flats, of 4 and 5 rooms; renting for $28 per month; lot 28x77 less 7x25 feet, irregular. Terms of sale, 10 per cent cash, to be paid the auctioneer on day of sale, balance on confirmation by the Superior Court; instruments of sale at purchaser's expense.

IMPROVED PROPERTIES AT PRIVATE SALE.

$10,500. PRETTIEST CORNER IN THE Mission; 3-story mansion of 9 rooms; all modern improvements and conveniences; beautiful garden; corner; 50x92:6.

$2000. MUST BE SOLD; BY ORDER OF Probate Court; house and lot, 22:6x60; 2 frontages; near Main st.

$6000. A SNAP; SUBSTANTIAL 2-STORY bay-window residence of 11 rooms and bath; nice location; lot 22:6x80; real cheap; Leavenworth st., near California.

$15,000. PACIFIC HEIGHTS MANSION; grand unobstructed marine view; elegant residence of 9 rooms and bath; billiard-room, wine cellar, etc.; sunny line of Broadway.

$2200. A PICK-UP; GOOD CHANCE TO get a cozy home; cottage of 5 rooms; on 24th st., on line of electric road; lot 25:11x114; mortgage at 7 per cent can remain if desired; owner must have some cash.

$13,000. ELEGANT RESIDENCE OF 9 rooms and bath; bay windows; brick foundations; stone walks, etc.; stable; lot 49x122:6; Howard st.

$100,000. DOWNTOWN BUSINESS CORner; 100x76:6 and improvement; only a few blocks from Market st.; renting for $425 per month net.

$12,000. MISSION WARM BELT, DOlores st.; elegant, nearly new bay-window residence of 8 rooms and bath; brick foundations; stone walks, etc.; mortgage of $6500 in the German Bank can remain.

$16,000. PAYS 7 PER CENT NET; RENTS $1350 per annum; splendid investment; 3 substantial 2-story houses, one in 2 flats; lot 55x137:6; bay windows; brick foundations; stone walks, etc.

$3500. JONES-ST. INVESTMENT; RENTS $31 50; 2 good flats.

$2500. A PICK-UP; GOOD SUBSTANTIAL 2-story bay window house of 7 rooms and bath; brick foundations, etc., stone walks; lot 22:6x100; worth $3500; sheltered place in Mission.

$6000. FOLSOM ST., 2 TENEMENTS OF 5 rooms each; front part of lot vacant; lot 25x90; subject to mortgage of $2600; can remain if desired; will sell or lease for a term of years.

UNIMPROVED PROPERTIES.

$1500—A snap; Hickory ave.; 27:6x50; street accepted; stone sidewalk; side sewers in; ready for building.

$2500—Corner 237x160; equal to 12 building lots; near Mission road.

$150 each—South San Francisco, 12th ave., short distance from Railroad ave.; 3 lots, each 25x100.

$8500—Western Addition residence lot, 34:4½x120; 2 frontages, Eddy st.

G. H. UMBSEN & CO., 14 Montgomery st.
ja20 SuWe

O'FARRELL & CO.,
11 MONTGOMERY STREET.
REAL ESTATE AGENTS.
COLLECTS RENTS. RENTS HOUSES.
EFFECTS INSURANCE.

$6500. CALIFORNIA - ST. RESIDENCE; sunny side of street; 8 rooms and bath; lot 25x127:8¼.

$13,750. INCOME $1300 PER ANNUM; downtown investment property, located below Van Ness ave. and on a street-car line; improvements consist of two 2-story bay-window houses of 6 rooms and bath each and two modern Eastlake flats of 5 and 6 rooms and bath each; only two years old; streets paved and accepted by the city; this is an exceptional offer and is worthy of your immediate attention.

$11,700. INCOME $1170 PER ANNUM; pays 10 per cent gross; choice Sutter st. investment; three modern flats on the sunny side of the street of 7, 8 and 8 rooms and bath each; each flat has a separate and distinct entrance; lot 27:6x100; this is one of the choicest offerings in flats that have ever been presented to the public.

$450. CHOICE BUILDING LOTS—28 MINutes' ride from the City Hall via the Mission-st. electric cars; size 25x150; lots on grade and positively ready for building; take the Mission-st. electric cars, transfer at 29th st. and ride to the end of the line and you will there see the block and find our representative there; these are positively the cheapest lots in the Mission.

$900. AND ONLY 3 LEFT OUT OF THE block; 12th ave., near H st., which faces the park and overlooks all the main attractions of the park, such as the children's playground, Strawberry Hill, the lake and boathouse; street work complete; all ready for building; size 25x120; only 26 minutes' ride from the Baldwin Hotel; terms easy to suit purchaser.

AN OFFER WANTED—THAT CHOICE SW. corner of Oak and Ashbury sts.; facing the park; size 31:3x100; it is mortgaged and to avoid a foreclosure suit it will be sold at a sacrifice; don't miss this opportunity if you have a small amount of money to invest or are seeking a building lot.

$2500. REDUCED FROM $3200 IN ORDER to effect an immediate sale; house of 6 rooms and bath on Harrison st., near 8th; lot 25x60, runs through to Horner st., and both Harrison and Horner sts. are paved with basalt blocks and accepted by the city; this is an exceptional offer; don't fail to see it.

$3600. INCOME $36 PER MONTH; N. side of Washington st., below Powell; double house of 8 rooms each; 2 tenants and always rented; lot 24x57:6; cable-car passes the door; street accepted by the city.

$13,000. CHOICE PIECE OF POLK-ST. property; handsomely improved with new building; lot 27:6x82:6.

$13,000. 6 FLATS ON A NE. CORNER IN the Western Addition; total income per month $1176; lot 37:6x82:6.

O'FARRELL & CO., Real Estate Agents,
ja20 SuWe tf 11 Montgomery st.

CHEAP WESTERN ADDITION COTTAGE.

Sutter st., near Broderick; must be sold; now is the time to secure a bargain; this is a perfect little home, in first-class order, and is really worth $5000; we are asking only $4000; if you will look at it you will see how cheap it is; contains 5 rooms, bath and basement; lot 25x137:6.
EASTON, ELDRIDGE & CO., 638 Market st.
ja20 3t SuTuFr

READ THIS.

ONLY $16 00. ONLY $16 00.

Lot on Waller st., near Lott, one block from Haight-street cable cars. If you want a bargain look at this at once, for it will not last long. Title perfect; size 25x100. Fine view.
EASTON, ELDRIDGE & CO.,
ja20 3t SuTuFr. 638 Market st.

ANOTHER BARGAIN.

Buy it on speculation or for a home; lot on Seventeenth st., near Douglass; only $950; street graded, sewered and macadamized. Lot on grade and ready for building. Seventeenth street will soon have an electric road connecting the Mission directly with Golden Gate Park and the Beach.
EASTON, ELDRIDGE & CO.,
ja20 3t SuTuFr 638 Market st.

CHEAP BUILDING LOT.

If you are looking for a nice lot in a choice location adjoining Golden Gate Park, we are offering one on Clayton st., near Page, for $2350; size 25x106:3; situated between two nice residences; four car lines within a block; you cannot buy any lot in the neighborhood similarly located for less than $3000; the owner of this lot must have money immediately and is offering this big bargain to realize at once.
EASTON, ELDRIDGE & CO., 638 Market st.
ja20 3t SuTuFr

A CHEAP PROPERTY—TAYLOR ST., 1606, E. side, cor. Falcon place, bet. Broadway and Vallejo; 2-story residence, 6 rooms and bath; lot 50x70; key at 1602; examine to-day; title perfect; price at office. CHAS. C. FISHER, 507 California st.

$3100. 620 SEVENTH ST., BET. BRANnan and Townsend; lot 25x80; stable in rear for 8 horses. CHAS. C. FISHER, 507 California st.

A PICK-UP.

$10,750. WORTH $14,000; ELEGANT flats on Golden Gate ave., near Laguna st.; lot 27:6x120 to rear street.

$15,000. BUSINESS-IMPROVED PROPerty; close to the new Postoffice and court building.
For sale by M. E. LEVY, 432 California st., near Montgomery. 1

$5500 15TH ST., NEAR MARKET—Large lot, 37:6x100; fine cottage of 7 rooms and bath; small stable and garden. ROBERT J. MERCER & SON, 410 Pine. 20 2 SuWe

CITY REAL ESTATE.

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

IMPROVED PROPERTY.

$1500. KANSAS ST., NEAR 24TH AND Potrero ave.; 4 rooms; lot 25x100. MADISON & BURKE.

$10,500. ELEGANT RESIDENCE AND large lot; Bush st., near Frank lin; contains 10 rooms and bath; lot 33x120 feet to rear street. MADISON & BURKE.

BARGAIN; LARGE HOUSE AND LOT; N. line Union st., near Octavia; 8 rooms and bath; lot 37x137:6. MADISON & BURKE.

MUST BE SOLD; ANY REASONABLE OFFER; rents $37; Filbert st., nr. Mason; 23x137:6; two frontages. MADISON & BURKE.

5TH ST.—CORNER BUSINESS BLOCK; 80x62:6; pays good interest on $26,000; must be sold to close estate. MADISON & BURKE.

$6150. GREEN, NEAR GOUGH—9 ROOMS and bath; lot 26x137:6; elegant marine view. MADISON & BURKE.

$5000. 4 FLATS; STEVENSON, NEAR Ridley; rents $48; lot 26x77:6; street accepted. MADISON & BURKE.

$4100. JACKSON ST., NEAR BAKER—6 rooms and bath and stable; 25x137:6. MADISON & BURKE.

$4000. RESIDENCE 7 ROOMS AND BATH; Collingwood st., near 18th; lot 20x125. MADISON & BURKE.

COTTAGE; VERY CHEAP; UNION ST., NEAR Octavia; 5 rooms and bath; lot 33:10x80; only $3500 asked. MADISON & BURKE.

$2100. HOUSE AND LOT; CLIPPER ST., near Castro; 5 rooms; lot 26:6x114. MADISON & BURKE.

$1500. VIRGINIA AVE., NR. MISSION st.; house of 4 rooms; lot 25x56:6. MADISON & BURKE.

UNIMPROVED PROPERTY.

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

$5000—Mission st., near 30th; 26x178, to San Jose ave.

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

$4000—65x117:6; SE. cor. Sanchez and 23d; three frontages.

$2400—Castro, corner Elizabeth; 26:6x105.

$2100—Clayton, near Frederick; 25x125.

$1350—Jessie, nr. Herman; 25x77:6; part cash.

$1750—Belvedere, near Frederick; 25x120.

$2200—Only $200 cash, balance $20 per month; Shotwell, near 17th; 24:6x122:6.

$750—Diamond, near 22d; 25x114; easy terms.

$450—N. side Bismarck, bet. Mission and San Jose roads; lot 40x100; electric cars pass within 200 feet; a pick up.
MADISON & BURKE, 626 Market st. Su tf

THE PROOF OF THE PUDDING, ETC.

First Suburban Resident—How do you like your new neighbor?

Second Suburban Resident—Can't tell yet whether I like him or hate him.

First S. R.—Why so?

Second S. R.—The first thing he did was to put up a high board fence, and I haven't been able to discover whether it is to keep his chickens in or my chickens out.

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

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

Valuable corner; 75x75; 6th st., cor. Shipley; all improved; renting for $225.

75x85—Mission, near Seventh; rents $165.

Pine, near Mason; 25x62:6; 3-story bay-window residence, 10 rooms and bath; must be sold.

$15,000—21st st., near Howard; 50x95; 6 flats.

$12,000—16th, near Valencia; 68:9x100; flats and cottage; 20 rooms; rents $55.

$9000—Haight and Devisadero; 25x110; 2-story bay-window house; 9 rooms and bath; fine residence; make offer.

$9250—Pacific between Powell and Mason; 28x62:6, with frontage on Scott place; 3-story house; 2 flats; 18 rooms and bath; rear house 7 rooms; rents $95.

$9500—Ridley and Elgin Park; 25x75; 3 bay-window flats; 17 rooms and baths; rents $71 50.

$8000—Mason, near Lombard; 48x68:9; three houses, each 7 rooms and bath, renting for $75.

$7500—Oak, near Laguna; 27:6x120 to rear street; 2-story bay-window residence, 7 rooms and bath; rent $35.

$7000—Oak Grove ave., near 5th and Harrison; 25x112; 5 flats and rear tenement; rents $75.

$7000—Golden Gate ave., near Leavenworth; 20x57:6; 2-story house, 8 rooms; carpenter shop in basement; rents $30.

$6750—Stockton, near Chestnut; 25:3x87:6; new 2-story bay-window flats; 11 rooms and 2 baths; rents $44 50.

$6000—Mason, near Green; 40x137:6; 3 houses, 14 rooms; rents $37.

$6000—Post, near Devisadero; 30x137:6; two-story house, 6 rooms and bath, with stable for 9 horses and sheds in rear; rent $32 50.

$5800—Pacific-st. corner; front and rear houses; rent $53.

$5700—21st, near Mission; 25x90; 2 flats; rent $50.

$5600—Filbert, near Jones; 27:6x137:6; 2-story bay-window flats, 11 rooms and baths; rents $40.

$5500—Filbert, near Hyde; 22x137:6; house 6 rooms and bath.

$5000—Henry, near Market; 25x115; 2 flats; rent $37; offer wanted.

$5000—25th, near Noe; 26x114; 2 flats, 11 rooms and bath; rents $34.

$5000—22d, near Valencia; 25x114; 4 flats; rents $44.

$4500—Guerrero, near Alvarado; 22:6x75; two flats, 9 rooms and baths; rent $33; easy terms.

$4500—Union, near Kearny; 20x87:6; 2 flats, with shop in rear; 9 rooms and bath; rent $36.

$4000—Pacific, near Jones; 23x60; 3-story flats, 12 rooms; rents $36; easy terms.

$3750—Silver, near Second; 25:6x75; 2-story house; 8 rooms and bath; rent $26.

$3700—Willows, between Valencia and Mission, to rear street; 26x100; 2-story bay-window house, 2 flats, 9 rooms; rents $30.

$3500—Bluxome, near 4th; 25x120; front and rear house, 14 rooms; rents $36.

$3700—Broadway, near Leavenworth; 23x60; 3-story flats, 11 rooms; rent $36.

$3500—Sacramento, near Jones; 23x60; cottage 5 rooms.

$3100—7th, nr. Brannan; 25x80; 2-story house; store with 2 rooms and 3 rooms above.

$3000—Lyon, near Pine; 27:6x93:9; cottage, 4 rooms and bath.

$3000—Taylor and Green; 35x40; 6-room cottage.

$3000—Kearny, near Green to Green place; 19:6x108; front and rear cottages, 9 rooms; rents $18.

$2200—Louisa, near 4th; 20x69:6; 2 flats, 7 rooms; rents $24.

$2000—Tehama, near Norwich, Bernal Heights house, store and six rooms.

$1800—Bernard, near Leavenworth; 23x60; 2 flats; rent $20.

$1700—26th, near Noe; 25x114; cottage, 5 rooms.

$1800—28th, near Dolores; 25x114; cottage, 5 rooms.

$1600—Salmon, near Pacific; 20x60 to rear street; 3-story house, 3 flats, 6 rooms; rents $19.

$1300—Richland ave., near Andover; 25x100; cottage, 4 rooms, bath and basement.

UNIMPROVED.

Valencia street lots, in sizes to suit (Woodward Gardens).

$2500—24th, near Douglass; 51:8x114.

$2500—17th and Clara ave.; 109x63.

$2250—24th and Bellevue; 64x125.

$1600—Florida, near 17th; 25x100; 2 lots.

$1200—Corner B and 25th ave.; 60x188.

$1000—Holly Park; 25x100; Crescent ave., near Holly st.; 3 lots.

$900 each—2 lots, Cobb Tract; Chapultepec, near Cortland ave.; 25x70.

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

FOR SALE BY JULIEN SMITH,
REAL-ESTATE AGENT,
420 MONTGOMERY ST.,
San Francisco, Cal.

$14,000. BUSH ST., NEAR LEAVENworth; a handsome place of 15 rooms; newly furnished; pretty neighborhood; large lot; title guaranteed; this property sold a few years ago for the above price unfurnished.

$11,000. PACIFIC AVE., NEAR BUCHAnan; 8 rooms, bath; large glass conservatory used as a sitting-room; lot 27x117 to rear street; choice surroundings.

$3750. SUTTER-ST. BARGAIN; BUSIness property; leased for $35 per month; particulars at office.

$2750. A PRETTY HOME, NEARLY NEW; 4 rooms, bath, extra wide hall; high basement; brick foundation; premises in nice condition; near Market and Sanchez sts.; mortgage of $1000 can remain, balance easy terms, if desired.

$2600. CORNER LOT; 51 FEET (NE.) cost $4000; mortgage of $1600 or $1800 can remain if desired; one of the finest views in the city; cable-cars near, and franchises for more; a decided bargain.

STEVENSON ST., BETWEEN 3D AND 4TH; only 165 feet from Market; several lots for sale; choice central property for light manufacturing purposes. 1

$7250. OAK GROVE AVE.; RENTS, $70; in fine order; cheapest income property offered. MCEWEN BROS., 118 Montgomery st. ja20 2t SuWe

CITY REAL ESTATE.

SHAINWALD, BUCKBEE & CO., REAL ESTATE AGENTS.
218-220 MONTGOMERY STREET, MILLS BUILDING.
HOUSES RENTED.

HOUSES AND INVESTMENTS.

$15,000—Reduced from $16,000; very handsome residence on northwest corner California st.; contains 12 rooms and bath; street paved and accepted; stone sidewalk; lot 34:4½x137:6 feet; best part of California street.

$250 cash, balance $40 monthly; an elegant new cottage, 6 rooms and bath, in Park Panhandle District; lot 25x80 feet; price $3750.

$250 cash, balance $50 monthly; new and substantial residence, two stories, basement and attic, 9 rooms and bath; close to Golden Gate Park; lot 25x80 feet; price $4750.

$250 cash and $100 monthly will buy an elegant marine view residence on Pacific ave.; contains 12 rooms, 2 baths, finished attic and basement; house almost new and beautifully finished; call for particulars.

$1500 cash and $75 monthly will buy an elegant modern corner house of two flats; porcelain tubs and all in first-class order.

$4250—Reduced from $4500; fine two story and basement house of 9 large rooms and bath; in fine condition; cement sidewalk; street bitumen; Turk st., near Buchanan.

$5000—Jersey st.; handsome cottage and large lot, 35x114 feet; 6 rooms and bath; stable for 2 horses; mortgage, $2750, can remain.

$38,000—Post-st. investment, north side; new substantial building, store with cement basement and boarding-house of 30 rooms; rents $3060 per annum.

$8000—2 choice flats on Post st., near Buchanan, of 5 and 6 rooms and bath; income $50 per month; no reasonable offer refused.

$6250—Only $3750 cash; balance on mortgage; choice 2-story house of 12 rooms and bath; N. side Bush st., near Powell; income $55 per month; make offer.

$17,000—Sunny side Pacific ave., with fine marine view; new 2-story basement and attic residence; contains 12 rooms and 2 bathrooms; street bituminized; stone sidewalk; interior finish of this house is very fine; lot 34:6x127:8¼ feet; if desired a mortgage of $8000 can remain at 7 per cent interest.

$7000—Hayes st., north side, near Buchanan; very good residence of 9 rooms and bath; lot 25x120 feet, to rear street.

BUILDING LOTS.

$2675—Baker, nr. Fulton; cheap; 25x96:10 feet.

$3000—Washington st., north line, near Lyon; 25x102:8¼; or 50 feet at same rate.

$14,000—50-vara lot corner Washington and Spruce sts.; grand view of bay and Presidio; make us an offer.

$2350—Jackson-st. lot; fine view; one block from Central ave.; lot 27:6x100 feet.

$1750—Liberty-st. bargain, near Guerrero; lot 25x114 feet.

$2500—West line Scott st., near Vallejo; price reduced from $3250; fine marine view lot, 27:6x110:6; or two lots at same rate.

$1800—Sacramento st., N. line, near Cherry; lots 25x117 ft.; terms one-third cash.

$7500—Southwest corner Scott and Green sts.; very cheap; 55x110:6 feet.

$2250—Sacramento st., N. line, bet. Central ave. and Walnut; 25x102:8¼ feet, or 2 lots at same rate.

$2000—Church st., nr. 16th; lot 25x125.

$4000—Central ave., near Jackson; beautiful marine view; 27:6x100 feet.

$3000—Fillmore st., near Hayes; all ready to build on; 25x106:3 feet.

$4250—Bush and Baker sts.; 32:6x85 feet; NE corner; good business corner.

The above is only a partial list. We will be glad to furnish a complete list on application
SHAINWALD, BUCKBEE & CO.,
Su tf 218-220 Montgomery, Mills building.

$6500. NICE INVESTMENT ON MASON st., near Filbert; 3 flats renting for $720 per year; Powell-st. cable-cars pass the property; don't fail to investigate this.
BALDWIN & HAMMOND, 10 Montgomery st.

$6300. ANOTHER BARGAIN; NICE BAYwindow residence on California st., near Devisadero; contains 8 rooms and bath; large lot, 27:6x137:6; select neighborhood. BALDWIN & HAMMOND, 10 Montgomery st.

$3600. GOOD TWO-STORY HOUSE ON Stockton st., near Lombard, containing 8 rooms and bath; lot 25x85. BALDWIN & HAMMOND.

$23,000. SUTTER-ST. INVESTMENT; east of Larkin; 3 handsome new flats; always rented; large lot; rent $2400 per annum. BALDWIN & HAMMOND.

$30,000. SUBMIT AN OFFER; 6 HANDsome modern flats on Ellis st., not far from Van Ness ave., containing 7 and 8 rooms, baths and all latest conveniences; rented low at $2250 per annum; always rented; $15,000 can remain on mortgage. BALDWIN & HAMMOND, 10 Montgomery st.

HANDSOME NEW HOUSE.
CAN BE BOUGHT VERY CHEAP.
Close to Guerrero and Twentieth sts.; contains 7 large sunny rooms, bath and all latest conveniences; handsome mantels, porcelain bathtub, etc.; lot 25x100. Apply to
BALDWIN & HAMMOND, 10 Montgomery st.

SPECIAL BARGAINS IN LOTS.

$3600—Business lot on Devisadero st., near Oak; 25x106:3.

$2225—Another bargain; Grove st., sunny side, bet. Baker and Lyon; 25x100.

$2150—Fulton st., near Lyon; 25x137:6.

$4250—Cheap lot on Powell st., near Chestnut; size 25x87; fine location for flats.

$3100 only—Baker st., near Oak; size 25x103; overlooking main entrance to Golden Gate Park. BALDWIN & HAMMOND, 10 Montgomery st. 1

BARGAINS! BARGAINS!

EXTRAORDINARY TERMS.
$50 CASH, BALANCE $10 PER MONTH.
CHEAPEST LOTS IN THE CITY.

All ready for building; buy a lot, build a house and save your rent; don't procrastinate, but get in the ground floor; street work all done, sewers laid, also gas and water mains; lots front on California and Lake sts. and 2d, 3d, 4th and 5th aves.

Secure lots now while prices are low.

23 LOTS SOLD ALREADY.

Take Sacramento-st. cable-cars, Geary or California st. lines.
Apply to BALDWIN & HAMMOND,
ja20 3t SuTuTh 10 Montgomery st.

ATTENTION, HOME-SEEKERS!
EXTRAORDINARY TERMS.

Only $100 cash; balance small monthly installments.

Handsome modern house, located on one of the leading streets of the Mission; contains 6 large rooms, bath and all latest conveniences; cable-cars pass the property; price $4500 only.

Must be sold this week.
BALDWIN & HAMMOND,
ja20 3t SuTuFr 10 Montgomery st.

JOHN FORR, 329 MONTGOMERY ST., OPP. Safe Deposit, offers a splendid investment on Market street.

Reduced to $33,500; the splendid corner, Mission and 17th sts.; 3 stores, 3 flats of 6 rooms and bath each upstairs, and 2 cottages, 4 rooms each; lot 65x100; a bargain.

$14,000—Howard-street property, near Third street; 3-story house; 2 stores and 12 rooms upstairs; lot 30x80 feet; rent $84.

$3100—7th st., near Brannan; store, 6-room flat and stable for 8 horses; lot 25x80; rent $35.

$20,000—Mission st., near 13th; lot 43x189 feet, with 3 buildings; stores and dwellings; must be sold; make offer.

$7500—O'Farrell st., near Jones; 2-story house and lot; 22x69; rents $35; make offer.

$11,000—A fine nearly new business corner, paying a rental of $124 50.

DWELLING-HOUSE PROPERTY.

$3100—Beautiful cottage on 19th st., near Castro; 5 rooms and bath; lot 25x75 feet; a bargain.

$7000—Haight st., sunny side, nr. Scott; treble flat bay-window house, 19 rooms and 3 baths; lot 25x137:6; rent $65.

$7500—Fine double flat on 17th st.; 7 and 6 rooms and bath; lot 25x110; rent $50.

UNIMPROVED.

$1100 each—Lots 25x120 on 2d ave., near California st.

$500 each—2 lots on 12th ave., near the park; 25x120 each; make offer.

$2500—Lot 50x100; cor. 19th and Eureka sts.
ja20 tf Su

SOL GETZ & BRO., REAL-ESTATE OWNERS, 18 POST STREET.

HEADQUARTERS FOR PARK LOTS.

Electric Line and 5-cent Fare to the Ocean.

$100. $150, $200, $300 AND $500 — FOR Park lots, worth double; near ocean or park; $25 down and $5 monthly. SOL GETZ & BRO., 18 Post st.

$550. $700, $800 AND $1000 — FOR LOTS ready to build on, north and south of the park; near electric cars; 50 per cent less than actual value; $50 down, $10 monthly. SOL GETZ & BRO., 18 Post st.

$100 TO $300—FOR BUILDING LOTS NEAR Mission st. and electric cars; only $10 down and $5 monthly. SOL GETZ & BRO., 18 Post st.

CALL FOR MAPS AND DIAGRAMS.
SOL GETZ & BRO., OWNERS, 18 POST ST.
de 6 Tusu tf

$5000. WASHINGTON-ST. HOUSE AND lot; bet. Leavenworth and Hyde sts. C. H. REYNOLDS & CO., 333 Montgomery st.

$1000. DESIRABLE CENTRAL PARK 6TH ave. lots; new; large new improvements; electric car line; Kentucky st. and Railroad ave.

68:9x103:6; GREEN ST., NORTH SIDE, NR. Devisadero; marine view.

$2500. HOUSE AND LOT; 22D AVE., NR. California st., and car station.

$350. HOLLY PARK GIFT MAP LOTS; near schoolhouse and Cortland ave.

$600. POINT LOBOS AVE. LOTS; 25x100. C. H. REYNOLDS & CO. 1

$3000. BEAVER ST., NEAR MARKET, with good residence. WILSON & CARR, 18 Post st. 1

$11,000. FELL, NEAR MARKET; FINE residence; 2 frontages. WILSON & CARR, 18 Post st. 1

BUSINESS PROPERTY RENTING FOR $900 per annum, to exchange for unimproved San Francisco realty. Address H., box 94, Call Branch. ja20 tf

CITY REAL ESTATE.

BOVEE, TOY & CO.,
REAL ESTATE AGENTS & HOUSE BROKERS,
19 Montgomery st. Under Lick House.

$2800. RENTS $384 A YEAR. PAYS OVER 1 PER CENT PER MONTH.

Very central location; always rented; 2 separate flats and rear 2-story house; bargain; only 3 blocks from Market st.

BOVEE, TOY & CO., 19 Montgomery st.

$6000. DOWNTOWN BUSINESS CORNER. RENTS $624 PER YEAR.

Only 3 blocks from Market st., within half a block of 6th; corner store and 4 living-rooms, occupied as grocery; flat above of 6 rooms and bath, adjoining house and stable.

BOVEE, TOY & CO., 19 Montgomery st.

$3600. RESIDENCE OF 8 ROOMS AND BATH, ON ELGIN PARK.

Two-story bay-window house of 8 rooms and bath; unfinished basement; very central location.

BOVEE, TOY & CO., 19 Montgomery st.

$8000. ONLY $4000 CASH REQUIRED. RENTS $984 A YEAR.

Improved business corner on downtown main thoroughfare.

Well improved downtown corner store and flats; only 3 blocks to Market and 6th sts.; rents steadily at $82 per month; can be increased; pays 1 per cent a month. For location and further particulars of this bargain apply to office.

BOVEE, TOY & CO., 19 Montgomery st.

$7250. $4000 CAN REMAIN ON MORTGAGE
RENTS $870 A YEAR.

THREE MODERN McALLISTER-ST. FLATS, ONLY 3 YEARS OLD.

$7250—Only $3000 cash needed; 3 substantial modern flats of 5, 5 and 6 rooms and bath each; fully rented at $72 50 per month; lot 25x100; pays 12 per cent per annum.

BOVEE, TOY & CO., 19 Montgomery st.

CHEAP CORNER LOT.

$1750—Fine view; size 50x97:6; cheapest corner in the city; sewered, graded and ready to build on at once; only 3 blocks to 18th-st. cars, also Castro st.; an offer wanted to make quick sale; NE. corner Eureka and 21st sts.

BOVEE, TOY & CO., 19 Montgomery st.

ja20 2t SuWe

CAUSE OR EFFECT?

"Don't you think, Jenkins, I'm improving with my violin playing?"

"Well, I don't exactly know, but either you're improving or else I'm getting used to it."

MCAFEE BROTHERS,
Real Estate Brokers and Financial Agents,
108 Montgomery st., San Francisco.

BARGAINS OFFERED.

YOUR LAST CHANCE—MAKE US AN OFFER; a bargain; must be sold to close an estate; any reasonable offer will be considered; Van Ness ave., N. of Pacific; note the size of this lot, 66:3x124:6; improvements consist of dwelling of 14 rooms, 2 baths and a large basement, which at small expense can be put in first-class condition; commands grand marine view; this is the cheapest piece of property ever offered on that grand thoroughfare; remember this property must be sold and any reasonable offer will be considered.

$4000. VERY CHEAP LOT ON VALLEJO st., 69:10 front by full depth; good view of bay; look at this without fail; this lot will be worth double the money as soon as the electric road is built on Vallejo st.

$6500. REDUCED FROM $7500; BUchanan st., near Pacific ave.; 26:6x91:6; nearly new modern house, 2 stories, finished attic and basement; 10 large rooms and bath, in first-class condition; now renting for $50; recently reduced; cement sidewalk; street work done and accepted; grand marine view; terms half cash, balance can remain on mortgage; must be sold on account of owner's departure from city.

$150 EACH; THIS WEEK ONLY; 5 DEsirable lots, 25x75 each, in People's Homestead; half the price of the adjacent lots; $10 cash, balance $5 monthly at 7 per cent interest; lots level and ready to build on; cars pass within two blocks; neighborhood built up; make us a cash offer; must be sold.

$2000. RICHMOND, N. SIDE OF C ST. and 14th ave.; 94x102:6; make us an offer.

$9000. A GOOD INVESTMENT ON MISsion, nr. 21st; 24x122; good improvements; front and rear houses; recently put in first-class condition; always rented; present income $80 per month; street work all done.

$4500. CHEAP; JACKSON, NR. BUCHAnan; 27:3x127:8¼; street work done and accepted; improved with cottage, 1 story, 6 rooms; in good condition; make us an offer; the lot alone is worth the price.

$7500. A BEAUTIFUL HOME, N. SIDE OF Clay st., nr. Webster; 27:2x102 feet deep; street work all done and accepted; elegant modern house, 9 rooms, bath and basement; in first-class condition; brick foundation; stone sidewalk and bulkhead; recently painted and cleaned throughout and other improvements made at expense of $750; now rented to good tenant at $55 per month, and will take lease for one year if so desired.

OPEN FOR AN OFFER; MUST BE SOLD; whole block (50 lots); only 3 blocks from grand boulevard south of the Park, on the line of the proposed electric road which passes by this block; any reasonable offer will be considered and must be sold immediately; remember the proposed hotel and resort will be erected near the Ocean House, which is but 250 feet from this block.

$15,000. AND WANTS AN OFFER; BUSiness property; Sansome st., near Jackson; 22:11x137:6, with modern 3-story brick building, containing 70 rooms and large basement, now used as a lodging-house; will pay good interest on the investment; present rents $100, under a two-year, well-secured lease.

McAFEE BROTHERS, 108 Montgomery st., San Francisco. 1

FOR SALE AT A BARGAIN—AN ELEGANT Eastlake 8-room cottage, with all modern improvements; patent heaters throughout; materials of the best and finest workmanship; mortgage of $3000 can remain; sun all day. Inquire of owner, on premises, 1611 Broderick st., bet. 2 and 4 P. M.; size of lot 27:6x137:6.

9 ROOMS ON 7TH, NEAR ODD FELLOWS', $3500; $34 a month, 3 flats (Mission), price $3000; 11 rooms, elegant, modern, on Van Ness ave., $12,000; cor. on Sutter, elegant improvements; very cheap; other bargains. SPECK'S, 30 Montgomery. ja20 SuTu tf

DON'T FAIL TO SEE THIS AT ONCE—NEW house (nearly finished) NW. cor. Page and Lyon sts.; 10 rooms and baths, exclusive of billiard and servants' rooms; hardwood finish; magnificent view; a sacrifice; must be sold at once.

$375. SPLENDID BUILDING LOT, 27x100; Bemis st., near Castro, block from electric cars; ready for building. J. R. ROCHE, San Rafael. ja20 3t

FOR SALE, PACIFIC HEIGHTS, 3 ELEGANT new 10-room houses; all tinted; unobstructed marine view; furnace heat; all modern improvements; stone garden walks; Vallejo st., bet. Laguna and Octavia. 1919-1923 Vallejo st. ja16 5t

$1000. COTTAGE, 5 ROOMS, IN BERKEley; lot 50x130.

$1800—New cottage; $100 down; $20 monthly.

$1600—Pretty cottage; $100 down; $20 monthly.

$500—Corner; 50x100; $25 down; $10 monthly.

$3000—Business corner; 50x107; easy terms.

$800—Lot 40x100, near station; $10 monthly.
CHAS. A. BAILEY, 20 Montgomery st. de28 tf

QUICK SALE OF LOTS: 1 OR 6 NORTH OF the park, nr. Strawberry Hill and the lake to be sold this week; cash or time. Room 12, Flood building. se23 tf

CHEAPEST AND BEST IN AMERICA—THE WEEKLY CALL, sent to any address in the United States or Canada one year for $1 50, postage free.

OAKLAND REAL ESTATE.

$500 CASH, BALANCE IN MONTHLY INstallments; good cottage of 6 rooms, laundry and bath; only 1 block to narrow-gauge depot; very pretty house and cheap; only $3500. GRAY & NAISMITH, 463 Ninth st., Oakland. 20 2

EXCHANGE — DESIRABLE, UNIMPROVED residence property in Portland, Or., for Oakland property; improved realty; located east of Twenty-third avenue preferred; value $3500; no incumbrance. Address Portland, Call Office, Oakland. ja20 3t

$22,000. 13½ ACRES IN THE CITY OF Berkeley. This tract can be laid out at once and sold off in town lots at a large profit;

Also, $5000, 6-room cottage; lot 50x100, Ninth st., near Brush, Oakland, and

$4000—Lot 110x75 feet, NE. corner Second and Brush sts., Oakland.

Will sell the above on easy terms or exchange for improved income property in San Francisco; flats preferred. W. W. BLOW, 1010 Broadway, Oakland. ji7 8t

$4000. LARGE MODERN COTTAGE ON Magnolia st., near Tenth st.; lot 50x133 feet; must be sold. W. W. BLOW, 1010 Broadway, Oakland. ja17 8t

$3750. 6-ROOM HOUSE, ALL MODERN; lot 32:6x100; Filbert st., near Sixteenth; worth $4500; must be sold. W. W. BLOW, 1010 Broadway. ja17 8t

$2300. 7-ROOM COTTAGE; LOT 50x125; good stable; $1000 cash; balance $20 per month; no interest. W. W. BLOW, 1010 Broadway. ja17 8t

$3000. NEW 7-ROOM HOUSE, BATH, basement, electric bell, speaking-tubes; arranged for gas and electric lighting; lot 35x135; $800 cash; balance $30 per month without interest. W. W. BLOW, 1010 Broadway, Oakland. ja17 8t

$100 TO $200 PER LOT; WORTH $300 TO $400 each; immense bargains; we are instructed by the owner to sell; he must have money; only $10 to $20 cash at first payment, balance easy; liberal discount for cash; do not miss the opportunity; real estate is the best investment you can make; call to-day and secure choice location. M. J. LAYMANCE & CO., 466 Eighth st., Oakland, Cal. de20 tf

ALAMEDA REAL ESTATE.

FOR SALE—A GREAT BARGAIN—A WHOLE block; would make 12 lots; 1 block from station, electric-cars; $7000; half cash; has a good house; also a block in subdivisions. J. H. YOUNG, 1245 Park st., Alameda. ja16 10t

COUNTRY REAL ESTATE.

FOR RENT—1000 ACRES BEST, LEVEL farming land in Santa Clara Valley; good for fruit, vegetables or grain; artesian wells; rail or water transportation; from the ranch 1¼ hours from San Francisco. Apply to McAFEE BROTHERS, 108 Montgomery st., San Francisco. ja13