1. NAME OF CITY: Asheville, N. C.  AREA DESCRIPTION:

2. DESCRIPTION OF TERRAIN: Rolling to Hilly

3. FAVORABLE INFLUENCES: Close to center of city - all city conveniences - adequate transportation - Parking area.

4. DETRIMENTAL INFLUENCES: Age of properties - surroundings - Hospital in Area.

5. INHABITANTS:
   a. Type: Business men = Executives =
   b. Estimated annual family income $2000 upward
   c. Foreign-born: None
   d. Negro: None
   e. Infiltration of: None
   f. Relief families: None
   g. Population is increasing: Yes

6. BUILDINGS:
   a. Type: Large and small singles
   b. Type of construction: Frame - Brick
   c. Average age: 25 years
   d. Repair: Good

7. HISTORY:
   a. SALE VALUES
      - YEAR: 1929 level
      - RANGE: $3500 - 17,500
      - PREDOMINATING %: 100%
      - CURRENT: $6000
      - RANGE: 30 - 65
      - PREDOMINATING %: 45%
   - PREDOMINATING %: 100%
   - PREDOMINATING %: 77%

8. OCCUPANCY:
   a. Land: 95%
   b. Dwelling units: 100%
   c. Home owners: 55%

9. SALES DEMAND:
   a. Fair
   b. $5000 Singles
   c. Activity is: Fair

10. RENTAL DEMAND:
    a. Good
    b. $40 Singles
    c. Activity is: Good

11. NEW CONSTRUCTION:
    a. Types: None
    b. Amount last year: None

12. AVAILABILITY OF MORTGAGE FUNDS:
    a. Home purchase: Ample
    b. Home building: Ample

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Static to downward

14. CLARIFYING REMARKS:
    Montford Avenue at one time was one of the best residential streets in the city and there are many large, beautiful homes occupied by very substantial citizens. Pearson Drive also has many large, expensive homes. The trend, however, is not in this direction and while the area is still a very desirable place in which to live, the increasing age of the properties and encroachment into immediate adjoining areas of lower income group will eventually have a detrimental effect in this area.

15. Information for this form was obtained from:
    Wm. Coleman, Loan Service Field Representative
    and Hugh C. Hall, HOLC Fee Property Appraiser.

Date: Aug. 20