NAME OF CITY: Asheville, N. C. SECURITY GRADE: C AREA NO.: 4

DESCRIPTION OF TERRAIN: Rolling to hilly

FAVORABLE INFLUENCES: All city conveniences, adequate transportation. Biltmore business center in area. Schools and churches, also in area.

DETRIMENTAL INFLUENCES: Railroad and River through northern part - large portion outside city limits. Industrial plants in Northern part of area. Subject to overflow in section close to railroad and Swannanoa River. Sanitarium of Biltmore Road in extreme Northern part of area.

INHABITANTS: Bleachery workers - clerical
a. Type Mechanics - Railroad worker
b. Estimated annual family income $750-3000

 c. Foreign-born None
   ; d. Negro None
   ;
   (Nationality) Yes or No

e. Infiltration of None  ; f. Relief families Few

f. Population is increasing  ; decreasing ; static. Yes

BUILDINGS: a. Type or types Small & large singles
   b. Type of construction Frame & brick veneer
   c. Average age 20 years
   d. Repair Fair

HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PREDOMINATING %</td>
<td>PREDOMINATING %</td>
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<tr>
<td>1930 level</td>
<td>$1500 - 5000</td>
<td>$9900 - 30</td>
</tr>
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<td>1933 low</td>
<td>1000 - 4000</td>
<td>2500 - 50</td>
</tr>
<tr>
<td>current</td>
<td>1200 - 5000</td>
<td>2500 - 50</td>
</tr>
</tbody>
</table>

Peak sale values occurred in 1926 and were 160 % of the 1929 level. Peak rental values occurred in 1926 and were 150 % of the 1929 level.

SALES DEMAND: a. Fair

RENTAL DEMAND: a. Good

NEW CONSTRUCTION: a. Types Small singles
   b. Amount last year Fair

AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited
   b. Home building Limited

TREND OF DESIRABILITY NEXT 10-15 YEARS: Static

CLARIFYING REMARKS: Biltmore Station on Southern Railroad through Northern part of this area was originally built by the Vanderbilts and around the station was built a business center, English Type, and many small English type pebble dash houses, 5 to 7 rooms, 2 to 3 story. It was the entrance to the Vanderbilt Estate and something of a lobby, but the trend is definitely downward. Across the Hendersonville Road, at the southwest corner of this area, is located Biltmore-Forrest Estates, which is a highly restricted subdivision.

Information for this form was obtained from William Coleman, Loan Service Field Representative.

Date: Sept. 1, 1937