1. NAME OF CITY: BERKELEY
   Security Grade: GREEN
   Area No.: A-1

2. DESCRIPTION OF TERRAIN: Characterized by steep slopes and hills which lend themselves to view home locations and landscaping. Streets platted to minimize grades.

3. FAVORABLE INFLUENCES: Inspiring view locations, well improved streets, leading to direct arterials to Metropolitan Center and Bay Bridge to San Francisco.

4. DISTRUBENT INFLUENCES: Distance from schools, street car transportation and local shopping centers.

5. INHABITANTS: Professional and business men,
   a. Type executives, retired capitalists
   b. Estimated annual family income $4000-25,000
   c. Foreign-born No concentration %
   d. Negro No (Yes or No)
   e. Infiltration of Undesirables -
   f. Relief families None known
   g. Population is increasing Rapidly; decreasing static

6. BUILDINGS: Single family
   a. Type or types
   b. Type of construction
   c. Average age: Ten years
   d. Repair Excellent

7. HISTORY:
   7-room mansion type
   - SALE VALUES -
     | YEAR | RANGE | PREDOMINATING |
     |------|-------|--------------|
     | 1929 | low   | $6,500-10,000 |
     | 1933 | current | 7,500-15,000 |
     | 1937 | current | 7,500-15,000 |

   Peak sale values occurred in 1927 and were 102% of the 1939 level.
   Peak rental values occurred in 1927 and were 100% of the 1939 level.

   - RENTAL VALUES -
     | YEAR | RANGE | PREDOMINATING |
     |------|-------|--------------|
     | 1937 | low   | 70 - 90 |

   8. OCCUPANCY:
   a. Land 40%
   b. Dwelling units 100%
   c. Home owners 95%

   9. SALES DEMAND:
   a. Good
   b. 7-rooms $9000-10,000
   c. Activity is Good

   10. RENTAL DEMAND:
   a. Fair
   b. 7-rooms, $75
   c. Activity is Fair
   d. Av. $100

   11. NEW CONSTRUCTION:
   a. Types 7-rooms $9000-10,000
   b. Amount last year $5000

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

   13. TREND OF DESIRABILITY NEXT 15 YEARS:
   Up

   14. CLARIFYING REMARKS:
   This section is known as Arlington Heights, Thousand Oaks Heights and North Chalmette and is one of the most active residential districts of the East Bay area. A great amount of Federal Housing money has been used in financing homes in this area. A long term loan plan, at small monthly payments attracts buyers at prices high in proportion to rental values. Zoned first residential, single family, deed restrictions prohibit Asians and Negroes. The lower, more central part of the area would be classed as HIGH GREEN, whereas in the extreme upper part and that part near D-1, rating would be only GREEN to LOW GREEN. Of all the residential construction in Berkeley in 1936, forty percent was in this area. In the upper part of the area, there is much speculative building of houses costing around $5,000 to $6,000 to build.

   Information for this form was obtained from SUTLIFF REALTY & FINANCE COMPANY, BERKELEY, CALIFORNIA, BUILDING DEPARTMENT AND ENGINEER'S OFFICE RECORDS, CITY OF BERKELEY, CAL.

   RALPH E. PRENTICE
   Date JUNE 15, 1937