NAME OF CITY: BERKELEY, CALIFORNIA

DESCRIPTION OF TERRAIN: Hilly, with steep slopes and bluffs, which provide view homesites capable of beautification. Streets are constructed to minimize grades.

FAVORABLE INFLUENCES: View property, well improved streets. Harmonious development and high degree of maintenance. Ready access to direct arterials leading to Metropolitan Center and Bay Bridge to San Francisco.

DETRENIENTAL INFLUENCES: Distance from schools, street car transportation and local shopping center.

INHABITANTS: Professional, business
- Type: men and capitalists
- Estimated annual family income: $4000-15000
- Foreign-born: no concentration
- Negro: none
- Infiltration of undesirable: remote
- Relief families: none known
- Population: decreasing moderately; static

BUILDINGS: Semi-mansion
- Type or types: single-family
- Type of construction: Stucco or frame
- Average age: ten years
- Repair: very good

HISTORY: 6-12m, semi-mansion type predominant
- Sale values: year range $8000-15000, $10000-12500
- Rental values: year range $65-95, $80-100

Peak sale values occurred in 1927 and were 102% of the 1929 level.
Peak rental values occurred in 1927 and were 100% of the 1929 level.

OCCUPANCY: Land: 50%; Dwelling units: 100%; Home owners: 90%

SALES DEMAND: Good
- 6-12m: $8000
- Activity is Fair

RENTAL DEMAND: Fair
- 6-12m: $60
- Activity is Fair

NEW CONSTRUCTION: Types 6-12m: $8500
- Amount last year including lot: $7500

AVAILABILITY OF MORTGAGE INDORS: Home purchase: ample
- Home building: ample

TREND OF DESIRABILITY NEXT 10-15 YEARS: Up

CHARTIFYING REMARKS: Slightly more convenient location than A-1, but improved with less pretentious structures. Average cost of homes built in this area in 1936 was slightly higher than the average cost in A-1. There has been practically no speculative building during the past year, which indicates quality, rather than quantity of home building.

Information for this form was obtained from SUTLIFE REALTY & FINANCE COMPANY, BERKELEY,
BUILDING DEPARTMENT AND ENGINEER'S OFFICE, CITY OF BERKELEY: RALPH E. PRENTICE

Date: 6-15-37