NAME OF CITY: OAKLAND, CALIFORNIA

DESCRIPTION OF TERRAIN: Rolling

FAVORABLE INFLUENCES:
- Beautiful sylvan setting, among pine and eucalyptus trees; fine view; zoned single-family residential; highly restricted.

DETrituental INFLUENCES:
- Distance to local and San Francisco transportation, schools and shopping centers; lack of sewers in considerable part of area.

INHABITANTS:
- Executives, professional and business men
- Estimated annual family income: $3500-15,000
- Foreign-born: No concentration
- Negro: No
- Infiltration of lower classes: No
- Population is increasing: Rapidly; decreasing: static

BUILDINGS:
- Mansion type
- Type of construction: Frame and stucco
- Average age: 4 (new to 12) years
- Repair: Very good

HISTORY:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>RANGE</td>
<td>PREDOMINATING</td>
</tr>
<tr>
<td>1929 level</td>
<td>$10,000-20,000</td>
<td>$14,000</td>
</tr>
<tr>
<td>1933 low</td>
<td>5,000-12,000</td>
<td>7,500</td>
</tr>
<tr>
<td>1937 current</td>
<td>7,500-16,000</td>
<td>12,000</td>
</tr>
</tbody>
</table>

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: 18%; Dwelling units: 100%; Home owners: 98%

SALES DEMAND:
- Good

RENTAL DEMAND:
- Fair

NEW CONSTRUCTION:
- Types: $12,500, incl. lot
- Activity is: Very little

AVAILABILITY OF MORTGAGE:
- Home purchase: Ample
- Home building: Ample

TREND OF DESIRABILITY:
- Upward

CLARIFYING REMARKS:
- Considerable F.H.A. financing in this area. Rents are lower in proportion to market price because of small rental demand and the availability of long term loans, which enable house ownership cheaper than a fair, ordinary rent. Little rental activity, as houses are mostly owner occupied. This area would be classed as HIGH GREEN but for above detrimental influences. This area is known as MONTCLAIR (Montclair acres to northwest and MONTCLAIR ESTATES to southwest.).

Information for this form was obtained from CITY OF OAKLAND, BUILDING INSPECTOR'S OFFICE.
COUNTY OF ALAMEDA, ASSESSOR'S OFFICE; THOMAS F. WATSON; RALPH E. PRENTICE

Date 6-15-37