1. NAME OF CITY: OAKLAND, CALIFORNIA  
2. SECURITY GRADE: LOW GREEN  
3. AREA NO.: 4-10

4. DESCRIPTION OF TERRAIN: Rolling

5. FAVORABLE INFLUENCES:
   - Convenient to local and San Francisco transportation; grade schools and high school; local shopping areas; zoned for single-family residences; high racial restrictions.

6. DETRIMENTAL INFLUENCES:
   - Small size of area, hammed in by multiple unit zoning

7. INHABITANTS:
   a. Type and business man
   b. Estimated annual family income: $3500-12,000
   c. Foreign-born: No concentration
   d. Negro: No
   e. Infiltration of Lower class: No
   f. Relief families: Home
   g. Population is increasing: Slightly decreasing: static

8. BUILDINGS:
   a. Type of types: Large detached homes
   b. Type of construction: Stucco - predominant
   c. Average age: 10 (new to 15) yrs.
   d. Repair: Very good

9. HISTORY:
   - Sale Values
     | YEAR   | RANGE | PREDOMINATING |
     |--------|-------|---------------|
     | 1929 level | $10,000-20,000 | $14,000 | 100% |
     | 1933 low | $6,000-12,000 | $8,500 | 61% |
     | 1937 current | $7,000-15,000 | $10,000 | 71% |
   - Rental Values
     | YEAR   | RANGE | PREDOMINATING |
     |--------|-------|---------------|
     | 1929 level | $95 - 160 | $125 | 100% |
     | 1933 low | $60 - 100 | $75 | 60% |
     | 1937 current | $70 - 120 | $87.50 | 70% |

   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.

10. OCCUPANCY:
    a. Land: 98%
    b. Dwelling units: 100%
    c. Home owners: 90%

11. SALES DEMAND:
    a. Fair
    b. 7-rm home, $10,000
    c. Activity is: Slow

12. RENTAL DEMAND:
    a. Good
    b. 7-rm home, $85
    c. Activity is: Little

13. NEW CONSTRUCTION:
    a. Types: Fine large homes
    b. Amount last year: Four in 1936

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

15. TREND OF DESIRABILITY NEXT 10-15 YEARS:
    Static, but good for a number of years on account of type and quality of improvements

16. CLARIFYING REMARKS:
    (7) There has not been a great recovery of prices in this area because of little building activity and natural depreciation on homes several years old, which predomi­nates. (11-a & b) Detached: averaging $9,900 including lot, financing, etc. This area is known in general as the EXCELSIOR DISTRICT (includes LAKEBOURNE OAKS, also part of LAEMONT.) There is an inclination for prospective purchasers of property in this area to say "Let's go out a little further."

17. INFORMATION FOR THIS FORM WAS OBTAINED FROM BUILDING INSPECTOR'S OFFICE; RALPH A. KLAPP

CITY OF OAKLAND: RALPH E. PRETIGE; ASSESSOR'S OFFICE, COUNTY OF ALAMEDA

Date 6-15-37