1. NAME OF CITY: OAKLAND, CALIFORNIA

2. DESCRIPTION OF TERRAIN: Rolling

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

4. DETRIMENTAL INFLUENCES:
   - Small size of area, hemmed in by multiple unit zoning

5. INHABITANTS:
   a. Type and business man: Professional, executive
   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

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

7. HISTORY:
   - 1929 level: $10,000-20,000
   - 1923 level: $6,000-12,000
   - 1937 current: $7,000-15,000

   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.

8. OCCUPANCY:
   a. Land: 95%
   b. Dwelling units: 100%
   c. Home owners: 90%

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

10. RENTAL DEMAND:
    a. Good
    b. 7-10 rooms, $85
    c. Activity is: Little

11. NEW CONSTRUCTION:
    a. Types of houses: Large detached homes
    b. Amount last year: Four in 1936

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

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

14. 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 LAKEMONT.) There is an inclination for prospective purchasers of property in this area to say "Let's go out a little further."