1. NAME OF CITY: BERKELEY, CALIFORNIA  SECURITY GRADE: BLUE  AREA NO.: B-1

2. DESCRIPTION OF TERRAIN: Undulating and hilly, with sloping tendency toward west.

3. FAVORABLE INFLUENCES: Schools, local shopping centers and transportation conveniently available. Homogeneous area of modern bungalows and two-story homes.

4. DETRIMENTAL INFLUENCES: None

5. INHABITANTS:
   a. Type: Professional, business
   b. Estimated annual family income: $2000-3600
   c. Foreign-born: No concentration
   d. Negro: No
   e. Infiltration of undesirable: Remote
   f. Relief families: None known
   g. Population is increasing: Rapidly, decreasing: static

6. BUILDINGS:
   a. Type: Single-family detached
   b. Type of construction: Stucco predominates
   c. Average age: Ten years
   d. Repair: Good

7. HISTORY:
   a. Type: 5-room bungalow predominates
   b. Sale Values
      | YEAR  | RANGE | PREDOMINATING |
      | 1929  | $4500-5750 | $5500  |
      | 1933  | $3000-3600 | 3300   |
      | 1937  | $3600-4800 | 4500   |
   c. Rental Values
      | YEAR  | RANGE | PREDOMINATING |
      | 1929  | $40-55  | $47.50  |
      | 1933  | 30-35   | 30      |
      | 1937  | 35-40   | 40      |

   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: 78%
   b. Dwelling units: 99%
   c. Home owners: 85%

9. SALES DEMAND:
   a. Good
   b. 5-room: $4,000
   c. Activity is Fair

10. RENTAL DEMAND:
    a. Good
    b. 5-room: $5,35
    c. Activity is Fair

11. NEW CONSTRUCTION:
    a. Types: 6-room $5,500
    b. Amount last year: $3,500, incl. lot

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

13. TREND OF DESIRABILITY NEXT 10-15 YEARS: Upward

14. CLARIFYING REMARKS:
    Eastern section of this area could be graded "HIGH" BLUE. Maintenance of both grounds and improvements is of good order. Zoned first residential (single-family). District known as SOLANO TERRACE.

15. Information for this form was obtained from SUTLFF REALTY & FINANCE COMPANY, BERKELEY.

   CITY OF BERKELEY, BUILDING DEPARTMENT RECORDS  RALPH E. PRENTICE

   Date: 6-15-37