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 men, service workers
   b. Estimated annual family income:
      - Type: Professional, business men
      - Service workers
   c. Foreign-born concentration
   d. Negro concentration
   e. Infiltration of undesirable: Remote
   f. Relief families
   g. Population is increasing rapidly

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

7. HISTORY:
   - 5-room bungalows predominated
   - Sale values:
     - Year: 1929 level
     - Range: $4500-6750
     - Predominating: $5500
   - Rental values:
     - Year: 1929 level
     - Range: $40-55
     - Predominating: $47.50
   - 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: 75%
   b. Dwelling units: 99%
   c. Home owners: 85%

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

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

11. NEW CONSTRUCTION:
    a. Types: 6-room $5500
    b. Amount last year: $5600, 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 SUTLIFF REALTY & FINANCE COMPANY, BERKELEY

CITY OF BERKELEY, BUILDING DEPARTMENT RECORDS * RALPH E. PRENTICE

Date 6-15-37