NAME OF CITY: ALBANY, CALIFORNIA

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

FAVORABLE INFLUENCES: Schools, local shopping center and transportation conveniently available. Low city taxes.

DETRIMENTAL INFLUENCES: Practically none.

INHABITANTS: Professional, white collar
- Type and service employees
- Estimated annual family income $1800-2500
- Foreign-born No concentration
- Negro No
- Lower classes: (Negro, East or West)
- Infiltration of remote
- Relief families Very few
- Population is increasing Moderately decreasing; static.

BUILDINGS:
- Single-family detached
- Type of construction: Stucco predominates
- Average age 12 years
- Repair: Good

HISTORY: 5- and 6- rm cottages primarily

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SALE VALUES</th>
<th>RENTAL VALUES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>PREDOMINATING</td>
<td>%</td>
</tr>
<tr>
<td>1929</td>
<td>$4000-5500</td>
<td>$4750</td>
</tr>
<tr>
<td>1933</td>
<td>$2600-3500</td>
<td>3000</td>
</tr>
<tr>
<td>1937</td>
<td>$3000-4500</td>
<td>3750</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 80%
- Dwelling units 99%
- Home owners 80%
- Home building Ample

SALES DEMAND: Good
- If new, $4500
- Activity is Good

RENTAL DEMAND: Good
- 6- rm single $35
- Activity is Fair

NEW CONSTRUCTION:
- 5 & 6- rm stucco
- Amount last year 15 in 1936

AVAILABILITY OF MORTGAGE FUNDS:
- Home purchase Ample
- Activity is Ample

TREND OF DESIRABILITY NEXT 10-15 YEARS: Stable

CLARIFYING REMARKS:
Homogeneous neighborhood; upkeep showing high degree of pride of ownership. Some blocks in southern part, surrounding the Catholic School, are considerably older, some being as much as twenty years old. Zoned, first residential. Most of the aforementioned new construction occurred in western part of area.

Information for this form was obtained from SUTLOW REALTY & FINANCE COMPANY,

BERKELEY, BUILDING INSPECTION, CITY OF ALBANY; RALPH E. PRIBIT

Date 5-15-37