1. NAME OF CITY: BERKELEY, CALIFORNIA

2. DESCRIPTION OF TERRAIN: Hilly, with moderately steep grades. Platted to conform to topography.

3. FAVORABLE INFLUENCES: Good view in upper section of area; nearness to schools, transportation and local shopping center.

4. DETERIMENTAL INFLUENCES: Some lack of homogeneity, owing to sprinkling of older type of homes.

5. INHABITANTS: Professional and business
   a. Type men; white collar workers; b. Estimated annual family income $2500-4000
   c. Foreign-born (Nationality) ; d. Negro (Yes or No)
      undesirables: e. Infiltration of Remote; f. Relief families (None known)
   g. Population is increasing moderately decreasing; static

6. BUILDINGS: Single-family houses
   a. Type or types and bungalows; b. Type of construction Stucco and frame
   c. Average age 18 (10 to 35) yrs.; d. Repair Mostly good

7. HISTORY: 6-12 homes predominates
<table>
<thead>
<tr>
<th>YEAR</th>
<th>Sale Values</th>
<th>Rent Values</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1929 level</td>
<td>1937 current</td>
</tr>
<tr>
<td>1929</td>
<td>$5000-7500</td>
<td>$4750-7000</td>
</tr>
<tr>
<td>1933</td>
<td>$3500-5000</td>
<td>$3500-6000</td>
</tr>
<tr>
<td>1937</td>
<td>$3500-6000</td>
<td>$4250-5500</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.

8. OCCUPANCY: a. Land 85%; b. Dwelling units 95%; c. Home owners 85%

9. SALES DEMAND: a. Fair; b. 6-12 $5000; c. Activity is Fair

10. RENTAL DEMAND: a. None; b. 6-12 $300; c. Activity is Fair

11. NEW CONSTRUCTION: a. Types 6-12 $5000; b. Amount last year Four houses 1936


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

14. CLARIFYING REMARKS:

Lot values in this area are high, which has tendency to deter speculative building. Very little new home construction and practically no speculative building. District known as NORTHEAST, DUENA VISTA TRACTS, etc. Zoned, first residential is north, east and southern part of area. The central part of area is unrestricted as to type of residential building. However, there were no apartments or multiple dwellings built in 1936.

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

   HAROLD W. JEFFETT: CITY OF BERKELEY, BUILDING INSPECTION DEPARTMENT, RALPH E. PRENTICE

Date 6-15-37 103