NAME OF CITY: BERKELEY, CALIFORNIA

DESCRIPTION OF TERRAIN:
Characterized by steep slopes and hills, which lend themselves to view home locations and landscaping; streets platted to minimize grades.

FAVORABLE INFLUENCES:
Inspiring view location.

DETRIMENTAL INFLUENCES:
Distance from transportation, schools and local shopping centers.

INHABITANTS:
Professional, business
- Type: men, executives, retired
- Estimated annual family income: $3000-10,000 capitalists
- Foreign-born: No concentration
- Negro: No
- Infiltration of Undesirables: No
- Relie families: None
- Population: increasing Slowly; decreasing None; static.

BUILDINGS:
- Type or types: single-fam., -2 story
- Type of construction: Frame and stucco
- Average age: 15 years
- Repair: Very good

HISTORY:
2-story rustic
- Year range: 1929
- Top sale values: $10,000, $15,000
- Top rental values: $80-100, 100%

SALES DEMAND:
- Poor

RENTAL DEMAND:
- 6 & 7-rooms, $60
- Activity: Little

NEW CONSTRUCTION:
- Types: $10,000 type
- Amount last year: One home in 1936

TREND OF DESIRABILITY NEXT 10-15 YEARS: Static

Clarifying Remarks:
(1) This would be classified as GREEN, except for average older age of homes and lack of restrictions. (6) There are a few modern stucco homes, but older type predominate; houses built here since 1930. (7) Property values here have not fluctuated as greatly as in many areas, neither will there be a great recovery in values due to age of improvements. (9) Steep lots and high land prices limit speculative demand. District known as UNIVERSITY TERRACE and is unrestricted residential. There were no multiple unit dwellings built here in 1936, however.

Information for this form was obtained from SUTCLIFFE REALTY & CONSTRUCTION CO., CHICAGO.

RALPH E. PRENTICE
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