AREA DESCRIPTION

1. NAME OF CITY: OAKLAND

2. DESCRIPTION OF TERRAIN: Rolling; streets platted to minimize grades

3. FAVORABLE INFLUENCES:

   Convenience to local and San Francisco transportation; good local shopping center and schools. Excellent climate. Attractive stucco homes of homogeneous type. Excellent view.

4. DETRIMENTAL INFLUENCES:

   Distance from Metropolitan center

5. INHABITANTS:

   a. Minor executives, office workers, storekeepers
   b. Estimated annual family income $1,800 - 4,000
   c. Foreign-born No concentration
   d. Negro No
   e. Infiltration of lower grades: No
   f. Relief families None known
   g. Population is increasing yes; decreasing no; static.

6. BUILDINGS:

   a. Type or types of dwelling units: 5 & 6 room
   b. Type of construction: Stucco
   c. Average age: 10 years
   d. Repair: Good

7. HISTORY:

   5 room stucco bungalows (modern) Sale Values Rental Values
<table>
<thead>
<tr>
<th>YEAR</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
<th>$</th>
<th>RANGE</th>
<th>PREDOMINATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>4,500 - 7,500</td>
<td>6,500</td>
<td>100%</td>
<td>40.00 - 55.00</td>
<td>50.50</td>
</tr>
<tr>
<td>1933 low</td>
<td>3,600 - 5,500</td>
<td>4,350</td>
<td>66</td>
<td>27.50 - 45.00</td>
<td>35.00</td>
</tr>
<tr>
<td>1937 current</td>
<td>3,500 - 6,500</td>
<td>5,500</td>
<td>65</td>
<td>32.50 - 50.00</td>
<td>42.50</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 %
   b. Dwelling units %
   c. Home owners %

9. SALES DEMAND:

   a. Good
   b. $3,750 to 4,500
   c. Activity is Good

10. RENTAL DEMAND:

    a. Good
   b. Ditto - $35,00
   c. Activity is Good

11. NEW CONSTRUCTION:

    a. Types: 5 and 6 room detached
    b. Amount last year: Right in 1936

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:

    (11) Average cost, including lot and financing, $6,500. Many residents in this area work in San Francisco because of convenient transportation. With improvement of local transportation to downtown Oakland, this district will receive much favorable activity. The homes in northern part of the area are of HIGH BLUE type and compare favorably with the homes described in B-30. Area generally known as EIGHTY SECOND AVENUE TERRACE, but officially known as EASTMONT. Zoned first residential with prospects of higher grading.

15. Information for this form was obtained from

   Records of Building Inspector, City of Oakland, Ralph E. Prentice

   Date June 15, 1937