NAME OF CITY: ALAMEDA, CALIFORNIA

DESCRIPTION OF TERRAIN:
Level

FAVORABLE INFLUENCES:
Excellent climate, proximity to San Francisco Bay and recreational facilities, schools and local shopping area. Local and San Francisco transportation. Zoned single-family residential.

DETROIT INFLUENCES:
Sprinkling of older type houses, though pleasant, show age of district.

INHABITANTS:
Professional, executive, a. Type and business men; b. Estimated annual family income $2500-5000.


Infiltration of Lower grades No. Relief families: None known.

Population is increasing yes. static. Yes.

BUILDINGS:
Type or types detached homes b. Type of construction frame or stucco.

Average age 18 years.

SALE VALUES

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<tr>
<th>YEAR</th>
<th>PREDOMINANT</th>
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| 1929 level | $6000-12,000 | $900 | $100 | $850-1000 | $800 | 100%
| 1933 low | $3500-7,500 | $500 | 55% | 35-60 | 45 | 55%
| 1937 current | $8500-8,500 | $1500 | 55% | 42-50 | 70 | 55%

Peak sale values occurred in 1929 and were 100% of the 1929 level.

Peak rental values occurred in 1927 and were 100% of the 1929 level.

OCCUPANCY:
a. Land 98% b. Dwelling units 99% c. Home owners 85...

SALES DEMAND:
a. Fair b. Good c. Activity is Fair

RENTAL DEMAND:
a. Good b. 6-room home $450 c. Activity is Good

NEW CONSTRUCTION:
a. Type: Single fam. detached. b. Amount last year $6000 to $7500

AVAILABILITY OF MORTGAGE FUNDS:
a. Home purchase Ample b. Home building limited

TREND OF DESIRABILITY NEXT 10-15 YEARS Static

CLARIFYING REMARKS:
(7) Values have not greatly recovered in this area due to competition of newly built houses selling on long term loans in other areas. There are real estate bargains to be had in this area and there should be further increase in sales prices. Area was originally known as WATERSIDE TERRACE, which name now has no significance.

Information for this form was obtained from JOHN F. WARD, Realtor, ALAMEDA.

BUILDING INSPECTOR, CITY OF ALAMEDA: P. B. CONROW

FEDERAL SAVINGS & LOAN ASSOCIATION Date 7-15-37 193