March 20, 1937

FIRM NAME: Shaw & Hunt
ADDRESS: 1438 Park St., Alameda, California

Person furnishing this information: E. H. Shaw

NOTE: The following interrogations refer only to residential real estate (meaning 1 to 4 family dwellings).

Generally speaking, residential real estate values shrank from an assessed 100% in 1929 to 60% in 1933 and have now recovered to 80%.

Has your city had any substantial increase in new construction in the last 12 months? Yes X No

To what extent, in your opinion, will residential real estate values, generally, increase in the next two years? 20%

Are residences, generally, in need of considerable repair? Yes No X (Some exceptions)

Is there a housing shortage in your city? Yes X No

How do building costs compare with those of 1929? 80%

How do building costs compare with those of 1933? 40%

Who are the holders of large parcels of acquired residential real estate? None - well distributed

In your opinion, is there any danger of a demoralization of the local real estate market through "dumping" of these overhanging holdings? Yes No X

What percentage of habitable houses in the city are occupied? Nearly 100%

Which of the following types of mortgagees will do the major home financing during the next five years? (Please grade them 1, 2, 3, 4, and 5 according to your judgment as to their ranking.)

1. Banks
2. Building & Loan
3. Insurance Companies
4. Individuals
5. Mortgage Companies

From which of the above types of mortgagee do you receive the most satisfactory service? Banks & Individuals

Is there ample money available in your city for financing residential mortgages? Yes X No

Are you able to readily finance your residential sales? Yes X No

Eliminating F.H.A. loans, what is the minimum down-payment upon which you can effect this financing? 20%

Are individuals active in residential mortgage lending? Yes X No

What mediums are generally used by individuals in placing mortgage loans? Banks

What are the prevailing interest rates on good residential loans? 6%

How do these compare with rates prevailing in 1928-29? 7%

What are the usual amortization requirements for loans? 1% per month

How does this compare with 1928-29? About the same