Oakland and Berkeley, California, are predominantly a residential area for San Francisco, but local industry is becoming increasingly important. Local indexes indicate that current business activity is well above 1935. The real estate market is active. Market values and rents have recovered only moderately, but are still rising. Occupancy averages 97.4%. Residential construction volume is high. Building costs are about 5% above 1929. Overhang of residential properties is small. Outside institutions (mostly banks in San Francisco) hold about one-half of the institutional residential mortgage investment in this area and did approximately 60% of the recent institutional mortgage lending. Individuals are doing about 40% of the total mortgage business. Ample funds are available at from 4% to 7.2% interest, with commission of from 1-3% in some cases.

G.A.F.