real estate loans are available through any of its 500-odd branches in the state. In the East Bay, the Bank of America and Central Bank of Oakland have a total of thirty-one branches. Every district in the city and every important neighborhood is provided with one or more of these branches. Consequently, real estate loans are conveniently available to everyone.

The only other banking institution having anything like a comparable position to that of the Bank of America is the American Trust Company of San Francisco, which operates twenty-two branches in the East Bay. Form 1-A shows them to hold 4,059 residential mortgages, aggregating $8,665,500, or 16.3% of the total number and 13.3% of the total amount of all residential loans institutionally held. Since January 1st, 1935, this banking system has made 3,094 residential loans for a total amount of $7,840,400, or 18.9% of total number and 16.7% of the total amount of all loans made during the twenty-nine month period, indicating that this institution is also increasing its residential mortgage holdings.

The only local, independent bank which is at all active is the Farmers' and Merchants' Savings Bank of Oakland. Form 1-A shows them to hold 1,321 residential mortgages, totaling $3,626,500, and that they have made 870 loans for a total of $3,057,900 since January 1, 1935.

The San Francisco Bank, which is outstanding in the San Francisco mortgage field, had never been active in the East Bay until the latter part of last year, at which time they began to employ loan agents to negotiate residential loans for them. Since this beginning was made about a year ago, this institution has made approximately 250 loans in the East Bay for a total of something like $1,200,000, and it is thought that from now on they will be an increasing factor in the mortgage loan field of the community.

The Trust Departments of the banks make a few residential mortgages for their clients, and these are reflected in the holding of "individuals."


There are no mutual savings banks in the community.

3. Building and Loan Associations.

The foregoing table shows that the local and outside building and loan associations, including Federal Chartered institutions, hold 18.7% of the total number and 15.7% of the total amount of institutionally held residential mortgages and that they