1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with favorable grades - no construction hazards.
   b. Favorable Influences. Convenience to transportation, trading areas, schools, churches, etc. Homogeneity of improvements and social and income levels. Adequate deed restrictions. Charm of location and high standard of construction and upkeep.
   c. Detrimental Influences. High percent of land improvement leaves little margin for future growth. Limited market from J Street to Folsom owing to improvements being above popular price range. This does not apply north of J, as residences are more moderate in price.
   d. Percentage of land improved 90%. e. Trend of desirability next 10-15 yrs. Up to static.

2. INHABITANTS:
   a. Occupation executive type
   b. Estimated annual family income $3600 to 10,000 and up
   c. Foreign-born families None; Americans predominating; d. Negro 0%
   e. Infiltration of Good protected; f. Relief families None
   g. Population is increasing Slowly; decreasing static.

3. BUILDINGS:
   a. Type 6 to 7 rooms
   b. Construction Frame, stucco & brick
   c. Average Age 12 years
   d. Repair Good (excellent)
   e. Occupancy 100%
   f. Home ownership 87%
   g. Constructed past yr. (1937) 3
   h. 1939 Price range $7500-20,000 100% $ 100%
   i. 1935 Price range $6000-16,000 80% $ 80%
   j. 1938 Price range $6750-18,000 90% $ 90%
   k. Sales demand $6750-10,000 good $
   l. Activity Good
   m. 1939 Rent range $50-100 100% $ 100%
   n. 1935 Rent range $40-80 80% $ 80%
   o. 1938 Rent range $50-95 95% $ 95%
   p. Rental demand $50-70 good $
   q. Activity Good


5. CLARIFYING REMARKS: Development in area began in 1924, and has shown steady growth since that time. In addition to having deed restrictions, it is zoned single-family residences. It is a high degree of homogeneity as to architectural types and standard of construction. It is the city's most popular district, that portion on 45th and 46th Sta. from J to 3/4 of a block north of Folsom Blvd, being particularly high grade. Although area has a 90% land improvement, it will remain "tops" for many years to come. Population density in area is very much below average for the city as a whole. Area is accorded a "high grade" grade.

6. NAME AND LOCATION: Part of East Sacramento-45th-47th SECURITY GRADE 4+ AREA NO. 1