Area Description - Security Map of Sacramento, Cal.

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 building 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: 0%; Americans predominating; d. Negro 0%.
   e. Infiltration: Good protected; f. Relief families: None.
   g. Population increasing: Slowly; decreasing: static.

3. Buildings:
   a. Type: 6 to 7 rooms.
   c. Average Age: 12 years.
   d. Repair: Good (excellent).
   e. Occupancy: 100%.
   f. Home ownership: 87%.
   h. 1939 Price range: $7500-20,000.
   i. 1935 Price range: $6000-16,000.
   j. 1938 Price range: $6750-16,000.
   k. Sales demand: $6750-10,000.
   l. Activity: Good.
   m. 1939 Rent range: $50-100.
   n. 1935 Rent range: $40-80.
   o. 1938 Rent range: $50-95.
   p. Rental demand: $50-70.
   q. Activity: Good.

4. Availability of Mortgage Funds:

5. Clarifying Remarks:
   Development in area began in 1924, and has shown steady growth since that time. In addition to having good restrictions, it is sided single-family residences. A high degree of homogeneity as to architectural types and standard of construction. Is the city's most popular district, that portion on 45th and 46th Sts. from J to 2/3 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.