1. AREA CHARACTERISTICS:
   a. Description of Terrain. Loyal with no construction hazards.
   b. Favorable Influences. Convenience to transportation, schools, churches, trading and recreational areas. General homogeneity of population and improvements. High quality of upkeep.
   c. Detrimental Influences. Proximity to industrial district to the north. Planning Commission has designated McKinley Blvd. as future major traffic arterial and N Street already somewhat affected by heavy traffic volume. Above average density of population in parts of area.
   d. Percentage of land improved 85%; e. Trend of desirability next 10-15 yrs. Static to down

2. INHABITANTS: Professional & business men,
   a. Occupation skilled artisans, etc.; b. Estimated annual family income $1800-4000
   c. Foreign-born families Few%; d. Negro 5% predominant;
   e. Infiltration of Largely dead protected; f. Relief families None known
   g. Population is increasing Slowly; decreasing;

3. BUILDINGS:
<table>
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<tr>
<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
<th>OTHER TYPE</th>
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   a. Type 5-6 rooms Frame, Brick
   b. Construction
   c. Average Age 10 Years 33rd to D-North of McKinley 20 years
   d. Repair Good
   e. Occupancy 98% 98%
   f. Home ownership 67% 67%
   g. Constructed past yr. 9
   h. 1929 Price range $4500-10,000 100% $1000
   i. 1935 Price range $3500-8000 80% $1000
   j. 1938 Price range $4000-9000 90% $1000
   k. Sales demand $ All prices, good
   l. Activity Active
   m. 1929 Rent range $40 - 70 100% $1000
   n. 1935 Rent range $32-50 - 65 90% $1000
   o. 1938 Rent range $37.30 - 65 95% $1000
   p. Rental demand $ All prices, good
   q. Activity Active


5. CLARIFYING REMARKS: This area includes subdivisions platted in 1910,11,22,24,25,26,29 and 1937. Generally dead protected; restrictions have expired on 33rd and 33rd Streets, but pattern is well established. Zoned portion single-family; balance two-family. There is a steady sale and rental demand for property in this area, particularly on those streets abutting the park. The northwest section is somewhat lower grade, with some evidence of "Jorry building." The area as a whole is accorded a "high blue" grade.

6. NAME AND LOCATION McKinley Park SECURITY GRADE B AREA NO. 2

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**Notes:**
- The document is a real estate appraisal report for an area in Sacramento, California, detailing various characteristics, prevalence, and availability of mortgage funds. It includes a detailed analysis of the area's demographics, economic trends, and building characteristics, along with remarks on the area's suitability for mortgage purposes. The report concludes with the area being assigned a security grade of 'B' and an area number of 2.