1. AREA CHARACTERISTICS:
   a. Description of Terrain. Generally level with no construction hazards. There is a
      low spot on 47th, 48th, and 50th streets, between J and K streets, which sub-
      jects this section to backyard flooding for short periods during a heavy rain-
      fall.
   b. Favorable Influences. Convenience to transportation, schools, churches, and
      trading centers. Proximity to highest grade district in the city. District
      development still supervised by original high-grade subdivider. Homogeneous
      population.
   c. Detrimental Influences. Flood water hazard mentioned in 1-a. Maternity hospital
      located northwest of area offers some sales resistance to adjacent property.
   d. Percentage of land improved 80% e. Trend of desirability next 10-15 yrs. Up
      to static
   f. INHABITANTS: Business & professional men
   a. Occupation & white collar workers
   b. Estimated annual family income $2100-3000
   c. Foreign-born families Few %; None subversive predominating; d. Negro None; %
   d. Infiltration of Romanos; f. Relief families None
   e. Population is increasing Rapidly; decreasing; static

2. BUILDINGS:
   a. Type
      5 - 6 ROOM
   b. Construction
      Frama, stucco, brick
   c. Average Age
      10 Years
   d. Repair
      Good
   e. Occupancy
      97 %
   f. Home ownership
      81 %
   g. Constructed past yr.
      17
   h. 1929 Price range
      $5000-7500 100%
   i. 1935 Price range
      $4000-6000 80 $%
   j. 1938 Price range
      $4500-6750 90 $%
   k. Sales demand
      $All prices, good
   l. Activity
      Active
   m. 1929 Rent range
      $40 - 60 100%
   n. 1935 Rent range
      $32.50 - 50 80 $%
   o. 1938 Rent range
      $37.50 - 55 95 $%
   p. Rental demand
      $All prices - good
   q. Activity
      Active

4. AVAILABILITY OF MORTGAGE FUNDS:
   a. Home purchase Ample
   b. Home building Ample

5. CLARIFYING REMARKS:
   Area consists of three subdivisions platted in 1926, 1935, and 1935.
   Population density is below average. Zoned 2-family residential,
   but owing to deed restrictions, which are adequate and strictly enforced, impro-
   versions are wholly single-family residences. Restrictions west of 48th St. are
   on the point of expiring, but pattern is definitely established and social and
   price level will protect. There is a good demand for property in area, and while
   there is evidence of some spec construction, generally it is of high grade. The
   area is accorded a "high blue" grade. Hatched portion in eastern part will prob-
   ably develop into a lower grade.

6. NAME AND LOCATION: Port of East Sacramento  SECURITY GRADE 2   AREA NO