**AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.**

1. **AREA CHARACTERISTICS:**
   a. **Description of Terrain:** Level with no construction hazards.
   
   b. **Favorable Influences:** Transportation, schools, churches, and trading centers unusually convenient. Homogeneous population and high pride of ownership. Many streets have great beauty and charm. Population density below city average. Proximity to highest grade area in the city.
   
   c. **Detrimental Influences:** Quite a sprinkling of large, old residences throughout the area. Those, however, are high maintained.
   
   d. **Percentage of land improved:** 90%; e. **Trend of desirability next 10-15 yrs:** Static
to down

2. **INHABITANTS:**
   a. **Occupation:** Sr. & Jr. Executives
   b. **Estimated annual family income:** $2,400-5,000
   c. **Foreign-born families:** Few %
   d. **Non-subversive predominating:**
   e. **Infiltration of:** Remote
   
   f. **Relief families:** None known
   
   g. **Population is increasing:** Slowly; decreasing ; static

3. **BUILDINGS:**
   **PREDOMINATING** 90 %
   **OTHER TYPE** 5 %
   **OTHER TYPE** 5 %
   a. **Type:**
   6-7 rooms 60 %
   Mansion
   b. **Construction:** Frame, brick & stucco
   Frame & stucco
   b. **Repair:** Good
   c. **Average Age:** 15-20 Years
   12 Years
   20-25 Years
   d. **Repair:** Good
   e. **Occupancy:** 98.5 % Whole area 100 est. %
   g. **Home ownership:** 73. %
   h. **Constructed past yr.:** 3 %
   h. **Price range:** $5,000-10,000 100 %
   $8,000-10,000 100 %
   $10,000-15,000 100 %
   i. **Price range:** $4,000-8,000 80 %
   $6,000-8,000 80 %
   $6,000-9,000 80 %
   j. **Price range:** $4,500-9,000 90 %
   $7,000-8,500 85 %
   $7,000-10,500 70 %
   k. **Sales demand:** $5,000-7,500 Good
   $7,000-8,500 Fair
   $All prices, poor
   l. **Activity:** Good
   m. **Rent range:** $50-100 100 %
   $40-60 100 %
   $100-125 100 %
   n. **Rent range:** $40-80 80 %
   $32-42.50 70 %
   $60-75 60 %
   o. **Rent range:** $45-90 90 %
   $35-50 80 %
   $70-87.50 70 %
   p. **Rental demand:** $45-60 Good
   $35-50 Good
   $All levels - poor to
   q. **Activity:** Good

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

5. **CLARIFYING REMARKS:** Composed of 11 sub-divisions opened between 1908 and 1922. Good restrictions on early buildings have expired. Present zoning is one family east of 59th St., 2-family west of 59th, and north of J street multiples are allowed. Housing is 95% one family. Although construction and upkeep is high grade throughout, each subdivision presents varying styles of architecture. Except for age the eastern part of this area would warrant a first grade rating. Present rating is in high blue.

6. **NAME AND LOCATION:** Wright & Kimbrough Addition
   **SECURITY GRADE:** B
   **AREA NO.:** 4