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. Homogenous 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: Professional & business men,Sr. & Jr. Executives; b. Estimated annual family income $2,400-5,000; c. Foreign-born families Few; d. Negro None; e. Infiltration of Remote; f. Relief families None known; g. Population is increasing Slowly; decreasing None; static

3. BUILDINGS:
   a. Type
      PREDOMINATING 90% OTHER TYPE 5% OTHER TYPE 5%
      6-7 rooms 1% West of 50th & 4-4-fam. 1% Mansion
      Frame, brick & stucco 1% 20-25 Years 1% 20-25 Years
      Frame & stucco 1% 20-25 Years 1% 20-25 Years
      Frame & brick 1% 20-25 Years 1% 20-25 Years
   b. Construction
      Whole area 1% Whole area 1% Whole area 1%
   c. Average Age
      15-20 Years 12 Years 20-25 Years
   d. Repair
      Good
   e. Occupancy
      98.5% 100 est.
   f. Home ownership
      73% 95%
   g. Constructed past yr.
      3% None
   h. 1929 Price range $5,000-10,000 100% $8,000-10,000 100% $10,000-15,000 100%
   i. 1936 Price range $4,000-8,000 80% $6,400-8,000 80% $6,000-9,000 60%
   j. 1937 Price range $4,500-9,000 90% $7,000-9,000 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 Fair Poor
   m. 1929 Rent range $50-100 100% $40-60 100% $100-125 100%
   n. 1936 Rent range $40-80 80% $32-42.50 70% $60-75 60%
   o. 1938 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 Fair Poor


5. CLARIFYING REMARKS: Composed of 11 sub-divisions opened between 1908 and 1923.ood restrictions on early building has expired. Present zoning is one family east of 59th St., 2-family west of 50th, 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 one, the eastern part of this area would warrant a first grade rating. Present rating is high blue.

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