1. AREA CHARACTERISTICS:
   a. Description of Terrain. Local with no construction hazards.


   c. Detrimental Influences. Long period of development has tended to produce a wide spread in the ages of improvements.

   d. Percentage of land improved 90%; e. Trend of desirability next 10-15 yrs. Up to static.

2. INHABITANTS: Mixed white collar clerical to business
   a. Occupation professional; b. Estimated annual family income $1800-3600

   c. Foreign-born families Non; d. Negro Negro; %

   e. Infiltration of ROSA; f. Relief families None known

   g. Population is increasing Slowly; decreasing static

3. BUILDINGS:
   FREDOMINATING OTHER TYPE OTHER TYPE
   a. Type 5 - 6 rooms
   b. Construction Framed, rustic, stucco & brick
   c. Average Age 15 (now to 30 yrs.) Years
   d. Repair Good
   e. Occupancy 99 %
   f. Home ownership 63 %
   g. Constructed past yr. 16

4. 1929
   a. Price range $4000-6000
   b. Over-improvements around 30th & 42nd
   c. 1935
   d. Price range $3900-4200
   e. 1936
   f. Price range $3600-5500
   g. Sales demand All prices—good
   h. Activity Good
   i. Rent range $35 - 50
   j. 1935
   k. Rent range $27.50 - 30
   l. 1938 Rent range $32.50 - 47.50
   m. Rental demand All prices—good
   n. Activity Good

5. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Apollo; b. Home building Apollo

6. CLARIFYING REMARKS: This area was subdivided in 1910, a number of yrs. ahead of actual demand for property in this location; this has had the effect of slowing up development and giving the area a slightly heterogeneous aspect in architectural types and ages. If it were not for this and the fact that deed restrictions have expired, parts of the area could be graded "low growth". The area is noted single-family residential. Construction and maintenance are of high quality, and there is a steady demand, both for rentals and sales. Some of the residences give the impression of being over-improvements. The area is accorded a "high blue" grade.

6. NAME AND LOCATION Elmurst SECURITY GRADE B AREA NO. 3