AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

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

   b. Favorable Influences: Convenience to transportation, churches, State Offices, and trading centers. Proximity to parks and schools of all grades, including Junior College. Homogenous population of upper middle-class social and income levels.

   c. Detrimental Influences: Improvements inclined to be homogenous as to age and architectural types in scattered sections of area; this is largely emphasized by the excellent character of upkeep and maintenance. Density of population and high percent of land improvement.

   d. Percentage of land improved: 95%; e. Trend of desirability next 10-15 yrs: Static to slowly down.

2. INHABITANTS: Professional & business men; senior
   a. Occupation & junior executives, etc.
   b. Estimated annual family income: $2400-3000

   c. Foreign-born families: %; None subversive predominating; d. Negro: %

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

   g. Population is increasing: Slowly; decreasing: ; static

3. BUILDINGS:

   PREDOMINATING OTHER TYPE OTHER TYPE
   % % %

   a. Type: 5-6 rooms

   b. Construction: Frame, brick & stucco

   c. Average Age: 16 Years

   d. Repair: Good

   e. Occupancy: 98 %

   f. Home ownership: 61 %

   g. Constructed past yr: 12

   h. 1929 Price range: $5000-10,000 100 % $ 100 % $ 100 %
   i. 1935 Price range: $3500-5000 75 % $ 50 % $ 25 %
   j. 1938 Price range: $4500-9000 90 % $ 75 % $ 25 %

   k. Sales demand: All prices - good

   l. Activity: Good

   m. 1929 Rent range: $40-60 100 % $ 100 % $ 100 %
   n. 1935 Rent range: $30-50 90 % $ 80 % $ 20 %
   o. 1938 Rent range: $37.50-57.50 95 % $ 90 % $ 10 %

   p. Rental demand: $All levels - good

   q. Activity: Good


5. CLARIFYING REMARKS: Portion south of 5th Ave. with few exceptions is zoned for 2-family units. Restrictions are operative except in early development. Improvements are largely well built one-family houses of homogenous character. Sale & rental demand continues good with prices rising. Although there are a few weak spots in the section the area is predominantly "social blue" with a few blocks of better grade blue.

6. NAME AND LOCATION: Curtis Oaks, West Curtis Oaks, South Security Grade: B; AREA NO: 12
   Curtis Oaks, Tracts 1 to 6, Holliston Oaks & St. Francis Oaks.