AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences: Convenience to transportation, churches, State Offices, and trading centers. Proximity to parks and schools of all grades, including Junior College. Homogeneous population of upper middle-class social and income levels.
   c. Detrimental Influences: Improvements inclined to be heterogeneous as to age and architectural types in scattered sections of area; this is largely accentuated 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:
   a. Occupation & junior executives, etc. 80%; b. Estimated annual family income: $2400-$3000.
   c. Foreign-born families: 5%; d. Native subversive, predominating; e. Negro 2%; f. Relief families: None known.
   g. Population is increasing: Slowly; decreasing: static.

3. BUILDINGS:
   a. Type: Predominating: 5-6 rooms. Other type: ______ 
   b. Construction: Frame, brick & stucco. Other type: ______
   c. Average Age: 16 years. Years: ______
   d. Repair: Good. ______
   e. Occupancy: 98%. ______
   f. Home ownership: 61%. ______
   g. Constructed past yr: 12. ______
   h. 1929 Price range: $5000-$10,000. 100%. ______
   i. 1935 Price range: $3500-$8000. 75%. ______
   j. 1938 Price range: $4500-$9000. 90%. ______
   k. Sales demand: All prices: Good. ______
   l. Activity: Good. ______
   m. 1929 Rent range: $40-$60. 100%. ______
   n. 1935 Rent range: $30-$50. 80%. ______
   o. 1938 Rent range: $37.50-$47.50. 95%. ______
   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 homogeneous character. Sales & 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.