1. AREA CHARACTERISTICS:
   a. Description of Terrain: Generally level with no construction hazards. Western portion slopes toward Western Pacific Railroad.
   b. Favorable Influences: Schools, churches, trading areas, and intracurban transportation all available. Convenience to employment in Sacramento and new army air base.
   c. Detrimental Influences: Proximity to Western Pacific and Sacramento Northern Dividends. Heterogeneous nature of improvements, population and maintenance. Some unpaved streets.
   d. Percentage of land improved: 40%; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS: Laborers & white collar workers
   a. Occupation: Estimated annual family income: $1500-1800
   b. Estimated annual family income: $1500-1800
   c. Foreign-born families: Few; Non subversive predominating; d. Negro Non subversive: %
   e. Infiltration of subversive racial elements: Many
   f. Population is increasing: Slowly; decreasing: ; static

3. BUILDINGS:
   PREDOMINATING OTHER TYPE OTHER TYPE
   a. Type 95% 5 - 6 room
   b. Construction
   c. Average Age 15 Years
   d. Repair Fair to good
   e. Occupancy 96%
   f. Home ownership 45%
   g. Constructed past yr. 6
   h. 1939 Price range: $2000-3000 100% $ ______ 100% $ ______ 100%
   i. 1935 Price range 1500-2000 60% $ ______ $ ______ 100%
   j. 1938 Price range 1750-2550 80% $ ______ $ ______ 100%
   k. Sales demand All prices - fair
   l. Activity Fair
   m. 1939 Rent range 20 - 30 100% $ ______ 100% $ ______ 100%
   n. 1935 Rent range 15-22.50 70% $ ______ $ ______ 100%
   o. 1938 Rent range 18-27.50 90% $ ______ $ ______ 100%
   p. Rental demand All prices - good
   q. Activity Good


5. CLARIFYING REMARKS: Area has seemingly developed without direction. It has neither zoning nor deed restrictions and lacks homogeneity. There is said, however, to be a fair purchase and a good rental demand. It is understood that a zoning ordinance is in process of preparation for North Sacramento. There was a heavy default on local improvement bonds in this area, and a large amount of vacant lots was forfeited to the bondholders. This area has some possibilities, but present situation does not warrant a higher grade than "low yellow".

6. NAME AND LOCATION North Sacramento Subdivision No. 9 SECURITY GRADE 0 AREA NO. 2