AREA DESCRIPTION - SECURITY MAP OF
Sacramento, Cal.

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 interurban transportation all available. Convenience to employment in Sacramento and new navy air base.

   c. Detrimental Influences: Proximity to Western Pacific and Sacramento Northern. Heterogeneous nature of improvements, population and maintenance. Some unpaved streets.

   d. Percentage of land improved: 40%; e. Trend of desirability next 10-15 yrs.

2. INHABITANTS:
   Laborers & white collar workers
   a. Occupation: Laborers & white collar
   b. Estimated annual family income: 1500-1800
   c. Foreign-born families: Few; None subversive; predominating; d. Negro: None; %
   e. Infiltration of subversive racial elements: Many; a possibility
   f. Population is increasing: Slowly; decreasing: ; static:

3. BUILDINGS:
   a. Type: Predominating 95 %
   b. Construction:
   c. Average Age:
   d. Repair:
   e. Occupancy:
   f. Home ownership:
   g. Constructed past yr: 6
   h. 1930 Price range: $1000-2000; 100% $; 100% $; 100% $; 100% $; 100% $;
   i. 1935 Price range: $1500-2000; 60 % $; 60 % $; 60 % $;
   j. 1938 Price range: $1750-2550; 80 % $; 80 % $; 80 % $;
   k. Sales demand: All prices - fair
   l. Activity: Fair
   m. 1939 Rent range: $20 - $30; 100% $; 100% $; 100% $; 100% $;
   n. 1935 Rent range: $15 - 23.50; 70 % $; 70 % $; 70 % $;
   o. 1938 Rent range: $18 - 27.50; 90 % $; 90 % $; 90 % $;
   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
   SECURITY GRADE 0
   AREA NO. 2