1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazard except small section of filled in low land between 32nd Street and Hollywood Blvd.
   b. Favorable Influences. Transportation, schools, churches, trading, and recreational centers all conveniently available. Relative nearness to city center. Adjacency to Area 3-2 is a stabilizing factor. Population density below city average.
   c. Detrimental Influences. Heterogeneous type and age of improvements due to slow development over long period.
   d. Percentage of land improved 80 %; e. Trend of desirability next 10-15 yrs. Up to static and down.

2. INHABITANTS: Small business men,
   a. Occupation white collar, skilled artisans
   b. Estimated annual family income $1800-2400
   c. Foreign-born families For %; None subservio predominating; d. Negro None %
   e. Infiltration of None; f. Relief families None known
   g. Population is increasing slowly; decreasing; static

3. BUILDINGS:
   a. Type 5 - 6 rooms
   b. Construction Frame & stucco
   c. Average Age (mixed) 15+ Years & now up by speculative builders primarily.
   d. Repair Good
   e. Occupancy 98 %
   f. Home ownership 47 %
   g. Constructed past yr. 29
   h. 1929 Price range $4000-5000 100 %
   i. 1935 Price range $2800-3500 70 %
   j. 1938 Price range $3600-4300 90 %
   k. Sales demand All prices - Good
   l. Activity Good
   m. 1929 Rent range $35 - 40 100 %
   n. 1935 Rent range $25 - 30 70 %
   o. 1938 Rent range $32.50 - 37.50 95 %
   p. Rental demand All prices - Good
   q. Activity Good


5. CLARIFYING REMARKS: Although money 2-family, improvements are practically all single-family dwellings. Some道德 restrictions are still in effect, but generally they have existed. Area consists of 5 subdivisions which were placed on market as follows: 1906, 10, 17, 23 and 84. Quality of construction runs from cheap to modest, but maintenance is of high order. Is a steady sale and rental demand for property in area and a tendency to improve vacant lots with good, modest-class dwellings in 4500 dollar price range. Many of these improvements are being made by speculative builders. Population is homogeneous, both as to social and income levels. Area is accorded a "high yellow" grade.

6. NAME AND LOCATION Part of East Sacramento District SECURITY GRADE AREA NO. 8