1. AREA CHARACTERISTICS:
   a. Description of Terrain: Level with no construction hazard except small section of filled in low land between 87th Street and Holway Blvd.

   b. Favorable Influences: Transportation, schools, churches, trading, and recreational centers all conveniently available. Relative nearness to city center. Adjacency to Area 2-2 is a stabilizing factor. Population density below city average.

   c. Detrimental Influences: Heterogenous type and age of improvements due to slow development over long period.

   d. Percentage of land improved 80%; e. Trend of desirability next 10-14 yrs. Up to static and down.

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

3. BUILDINGS:
   a. Type 5 - 6 rooms 95% 3 3 3 3
   b. Construction Frame & stucco
   c. Average Age (ixed) 15 yrs. & 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% $ 100% $ 100%
   i. 1935 Price range $2800-3500 70% $ $ $ 3%
   j. 1938 Price range $3600-4500 90% $ $ $ 3%
   k. Sales demand $ All prices - good $ 3%
   l. Activity Good
   m. 1929 Rent range $35 - 40 100% $ 100% $ 100%
   n. 1935 Rent range $25 - 30 70% $ $ $%
   o. 1938 Rent range $32, 30 - 37.50 95% $ $ $%
   p. Rental demand $ All prices - good $ 3%
   q. Activity Good

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase $10,000; b. Home building $100,000

5. CLARIFYING REMARKS: Although most 2-family improvements are practically all single-family dwellings. Some good restrictions are still in effect, but generally they have expired. 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 medium, 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, medium-class dwellings in 4500 dollar price range. Many of these improvements are being made by speculative builders. Population is homogenous, 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 3 AREA NO. 8