1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to transportation, schools, churches, trading
      and recreational centers. Relatively close to city center. Adjacency to area D-3
      is stabilizing factor.
   c. Detrimental Influences. Rotundographical improvements, both as to type and age, due to
      long period of slow growth. Some unpaved streets north of "D" street.
   d. Percentage of land improved 70 %; e. Trend of desirability next 10-15 yrs. Up to
      static and decreasing

2. INHABITANTS:
   a. Occupation White collar workers; b. Estimated annual family income $ 1500-2100
   c. Foreign-born families few; None subversive predominating; d. Negro 2 fams (See Clarification Remarks)
   e. Infiltration of Remote; f. Relief families None known
   g. Population is increasing Slowly; decreasing; static

3. BUILDINGS:
   a. Type
      PREDOMINATING 95 % OTHER TYPE % OTHER TYPE %
      5 - 6 room
   b. Construction
      Frame & stucco
   c. Average Age
      15 - 20 Years and now _____ Years
   d. Repair
      Good
   e. Occupancy
      99 %
   f. Home ownership
      50 %
   g. Constructed past yr.
   h. 1939 Price range $ 3500-4500 100 %
   i. 1935 Price range $ 2500-3250 70 %
   j. 1933 Price range $ 2000-3750 80 %
   k. Sales demand
      All prices - Good
   l. Activity
      Good
   m. 1929 Rent range $ 30 - 40 100 %
   n. 1935 Rent range $ 22.50 - 30 70 %
   o. 1933 Rent range $ 27.50 - 37.50 90 %
   p. Rental demand
      All prices - Good
   q. Activity
      Good


5. CLARIFYING REMARKS: With the exception of a small tract north of H street between 41st
   and 42nd, the balance of the area was opened prior to 1911. Restrictions except on
   the former have expired. Zoning permits 2-family buildings, but development is
   primarily of single family units. Construction is cheap to medium quality, but
   maintenance is good. Negro families live at 32nd and F streets, but realtors over
   their presence is not detrimental except to abutting properties. Area north of D
   street is sparsely settled and its development of questionable nature, probably
   no better than "low yellow". The balance of this section is graded "mediocre yellow".

6. NAME AND LOCATION East Sacramento property SECURITY GRADE 0 AREA NO. 9