1. **Area Characteristics:**
   a. Description of Terrain: Level with no construction hazards.
   b. Favorable Influences: Adequate transportation, schools, churches, and trading centers. Proximity to city center and State Office Building.
   c. Detrimental Influences: Rapidly developing into residential income property district old and mixed types or single-family dwellings. Adjacent to business and commercial districts. Higher than city average of population density.
   d. Percentage of land improved: 90%.
   e. Trend of desirability next 10-15 yrs: Down.

2. **Inhabitants:** All types (very mixed as to owners)
   a. Occupation: 
   b. Estimated annual family income: $1500-5000
   c. Foreign-born families: Few
   d. Negro: None
   e. Infiltration of: None
   f. Relief families: None known
   g. Population increasing: Slowly; decreasing: ; static:

3. **Buildings:**
   a. Type: Predominating 65%
   b. Construction:
   c. Average Age: 30+ Years
   d. Repair:
   e. Occupancy:
   f. Home ownership:
   g. Constructed past yr:
   h. 1929 Price range: $6000-10,000+ 100%
   i. 1935 Price range: $3750-6000 60%
   j. 1938 Price range: $4250-7000 70%
   k. Sales demand: All prices - fair
   l. Activity:
   m. 1929 Rent range: $40 - 50 100%
   n. 1935 Rent range: $30 - 35 70%
   o. 1938 Rent range: $32.50 - 40 80%
   p. Rental demand: All prices - good
   q. Activity:

4. **Availability of Mortgage Funds:**
   a. Home purchase: Limited
   b. Home building: Limited

5. **Clarifying Remarks:** This area is part of the old city and is mixed multi-family residential without good restrictions. As stated under 1-c, it is rapidly becoming an income property district, and price ranges given reflect speculative land values transferred are usually affected upon a speculative basis. The area is hazardous from a strictly single-family dwelling standpoint, but owing to active rental demand for this class of property and the generally high quality of maintenance, it is deemed more accurate to accord a "low yellow" grade.

6. **Name and Location:** Part of Old City
   **Security Grade:** C
   **Area No.:** 11