1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   c. Detrimental Influences. Rapidly developing into residential income property district. Tend to attract small residential district. 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:
   a. Occupation (very mixed as to owners) ; b. Estimated annual family income $1500-5000
   c. Foreign-born families Few; d. Subversive predators; e. Negro: None
   e. Infiltration of None
   f. Relief families None
   g. Population is increasing Slowly; decreasing static

3. BUILDINGS:
   a. Type
      Predominating: 65% 5-6 room
      Other Type: 25% 4-6 room
   b. Construction
      Flat
      Flats
   c. Average Age
      20+ Years
      30+ Years
   d. Repair
      Fair to good
      Fair to good
   e. Occupancy
      99% single family
      -%
   f. Home ownership
      25%
      -%
   g. Constructed past yr.
      1
   h. 1930 Price range $6000-10,000+ 100% $6000-10,000 100% $100%
   i. 1935 Price range $3750-5000 60% $4500-7000 70% $%
   j. 1938 Price range $4250-7000 70% $5000-8000 80% $%
   k. Sales demand
      $ All prices - fair
      $ All prices - fair
   l. Activity
      Fair
      Fair
   m. 1929 Rent range $40-50 100% $35-50 100% $100%
   n. 1935 Rent range $30-35 70% $25-35 70% $%
   o. 1938 Rent range $32,50-40 80% $30-40 80% $%
   p. Rental demand
      $ All prices - good
      $ All prices - good
   q. Activity
      Good
      Good


5. CLARIFYING REMARKS: This area is part of the old city and is noted for its multiple family residential without good restrictions. As stated in c, it is rapidly becoming an income property district, and price ranges given reflect speculative values. These values are usually affected by 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