AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

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.

2. INHABITANTS: Common laborers to business and
   a. Occupation professional men (very mixed, both as W. tenants & owners)
   b. Estimated annual family income $1500-3600+
   c. Foreign-born families Few %; Indeterminate predominating; d. Negro Few; scattered; %
   e. Infiltration of See note below; f. Relief families

3. BUILDINGS:
   a. Type
      - 5 - 6 room 75% Other Type 15% Other Type 10%
   b. Construction
      Frame, rustic Frame, rustic
   c. Average Age
      25+ Years 15 Years
   d. Repair
      Poor to good Poor to good
   e. Occupancy
      94 % 94 % 94 % 94 %
   f. Home ownership
      23 % 23 % 23 % 23 %
   g. Constructed past yr. 4
   h. 1929 Price range
      $3500-7500 100% $5000-8000 100% $ 12-20 unit appts. 100%
   i. 1935 Price range
      $2500-5250 70% $3500-5500 70% $ 12-20 unit appts. 70%
   j. 1938 Price range
      $3000-6000 60% $4000-6500 60% $ 12-20 unit appts. 60%
   k. Sales demand
      $3000-4500 Good $ All prices - Fair $
   l. Activity
      Under 4500 - Good & Fair
   m. 1929 Rent range
      $30 - 50 100% $35 - 45 100% $ 12-20 unit appts. 100%
   n. 1935 Rent range
      $22.50 - 35 70% $25 - 32.50 70% $ 12-20 unit appts. 70%
   o. 1939 Rent range
      $25 - 40 90% $30 - 37.50 90% $ 12-20 unit appts. 90%
   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 good multi-family residential without deed restrictions. As stated under 1-c., it is rapidly becoming an income property district, and price ranges given reflect speculative land values; transferees 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 Old City K to R - 22nd to 27th. SECURITY GRADE C AREA NO. 13