1. AREA CHARACTERISTICS:
   a. Description of Terrain: Level with no construction hazards.

   b. Favorable Influences: Convenience to transportation, schools, churches, and
      trading centers; below city's average of population density. Nearness to city
      center and State Office Buildings. Stabilizing effect of adjacent areas B-2 and
      B-4.

   c. Detrimental Influences: Heterogenous nature of improvements (see 5 below).
      Proximity to business and commercial districts.

   d. Percentage of land improved 90%; e. Trend of desirability static.

2. INHABITANTS:
   a. Occupation: Skilled laborers to white collar and small business types.
   b. Estimated annual family income $1800-2400
   c. Foreign-born families: predominating;
   d. Negro: 7%
   e. Infiltration of possible, not probable;
   f. Relief families: 7
   g. Population is increasing: very slowly; decreasing: static

3. BUILDINGS:
   a. Type: Predominating 80%
      - 5 - 6 room
      - Frame & stucco
   b. Construction: Other type 20%
      - 2 - 4 family
      - Frame & stucco
   c. Average Age: 15 years
      - But wide spread
      - 12 years
      - 7 years
   d. Repair: Good
   e. Occupancy: 99%
   f. Home ownership: 70%
   g. Constructed past yr: 1
   h. 1939 Price range: $4000-8000
   i. 1935 Price range: $3000-3500
   j. 1938 Price range: $3750-4500
   k. Sales demand: All prices - good
   l. Activity: Good
   m. 1929 Rent range: $35 - 40
   n. 1935 Rent range: $25 - 32.50
   o. 1938 Rent range: $32.50 - 37.50
   p. Rental demand: All prices - good
   q. Activity: Good

4. AVAILABILITY OF MORTGAGE FUNDS:
   a. Home purchase: Ample
   b. Home building: Ample

5. CLAIRITY, LUXURY, DEVELOPMENT: Composed of 17 subdivisions opened between 1928 and 1935 with no
   new development. Although new and old houses are interspersed, maintenance of houses and buildings is generally good. Dated restrictions in the
   main have expired, but development is primarily on small-family units, largely owner occupied. Zoning in the southern part permits 2 family
   and the balance multi-family units. Population is rather heterogeneous as to social and income levels. Section is graded "high yellow".

6. NAME AND LOCATION: Part of East Sacramento
   SECURITY GRADE: C
   AREA NO: 13