1. AREA CHARACTERISTICS:
   a. Description of Terrain: Level with no construction hazards.
   b. Favorable Influences: Transportation, schools, churches, and shopping centers conveniently available. Within walking distance to State Office Buildings and city center.
   c. Detrimental Influences: Bordered by a general commercial zone and a limited retail area in eastern part. Danger of infiltration of subversive racial elements and encroachment of commerce and business. Population research antagonistic and above city average density. Mixed types and age of improvements.
   d. Percentage of land improved: 65%.
   e. Trend of desirability next 10-15 yrs: Decreasing.

2. INHABITANTS:
   a. White collar workers, and semi-skilled.
   b. Occupation artisans.
   c. Estimated annual family income: $1,500 - $2,000.
   d. Foreign-born families: 3%.
   e. Relief families: 1%.
   f. Infiltration of Negroes: 2%.

3. BUILDINGS:
   a. Type: A and B - commercial
   b. Construction: Frame
   c. Average Age: 25+ years
   d. Repair: Fair to good
   e. Occupancy: 98%
   f. Home ownership: 50%
   g. Constructed past 5 yrs: 5%
   h. 1939 Price range: $500 - $3,000
   i. 1935 Price range: $500 - $500
   j. 1925 Price range: $500 - $200
   k. Sales demand: $100 - $300
   l. Activity: High
   m. 1939 Rent range: $15 - $60
   n. 1935 Rent range: $17.00 - $30
   o. 1925 Rent range: $12 - $65
   p. Rental demand: $121 - $200
   q. Activity: High

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

5. CLUSTERING REMARKS: Part of the old city, although development was slow. Western section not subdivided until 1920. Used for multi-family construction. Area, as a whole, conforms fairly well as to type, and maintenance is better than would be expected in such an area. Financing limited to property and individuals. The few Negro families (as known) are said to affect values of only adjacent properties. General view: yellow.