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

   b. **Favorable Influences.** Convenience to schools of all grades from kindergarten to junior college, adequate transportation, recreational and shopping facilities. Adjacency to areas of higher grade is a stabilizing factor.

   c. **Detrimental Influences.** Proximity to Eastern Pacific Railroad and shops, St. Joseph’s Cemetery. Presence of scattered Negro and Oriental families. Spotted development and heterogeneous improvements, both as to age and architectural type. Downward trend.

   d. **Percentage of land improved No%?** e. **Trend of desirability next 10-15 yrs.**

2. **INHABITANTS:**
   - White collar workers, relatively mixed, professional, etc.;
   - Estimated annual family income $1500-3000.

   c. Foreign-born families Perv.; Mixed predominantly;
   - Some Orientals

   e. **Infiltration of Subversive races.** Few;
   - Relatively few Orientals;
   - Slowly increasing.

   g. **Population is increasing.** Slowly; decreasing;
   - Static

3. **BUILDINGS:**
   a. **Type.** Predominating 35-6 story.
   - Other Type 5 story
   - Other Type 6 story

   b. **Construction.** Brown, rustic, stucco, brick

   c. **Average Age.** Years 20:
   - Also new Years

   d. **Repair.** Good

   e. **Occupancy.** 94%

   f. **Home ownership.** 46%

   g. **Constr. past yr.** 16

   h. 1929 Price range $1500-6500
   - 1930 Price range $1500-5000
   - 1935 Price range $2000-5000
   - 1938 Price range $2000-5000

   k. **Sales demand.** $All prices - fair
   - $Good

   l. **Activity.** Slow

   m. 1929 Rent range $50 - 80
   - 1930 Rent range $65-100
   - 1935 Rent range $22-45
   - 1938 Rent range $22-50

   p. **Rental demand.** $All prices - good
   - $Fair

4. **AVAILABILITY OF MORTGAGE FUNDS:**
   - Home purchase Limited;
   - Home building Limited

5. **CLARIFYING REMARKS:** This is distinctly a horizon-buffer area, set up as a margin to adjoining higher-grade areas, many of whose characteristics are reflected in this area. With the exception of a strip along 14th St. between Bonner Way and Colver Way, all good restrictions have expired, and zoning now permits two-family residences; however, construction varies from cheap to good in various parts, with maintenance universally good. If only age, quality, maintenance, and type of improvements were taken into consideration, the area would grade from “high roof” to “low roof”, but when the detrimental influences are considered, it is believed that a grade of “low yellow” should be awarded.

6. **NAME AND LOCATION.** Beverley Park, Beverley Park East. **SECURITY GRADE.** C **AREA NO.** 21
   - Curtis Oaks addition, South Curtis Oak.