1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to transportation, schools, churches, trading and recreational areas. Proximity to High School, Junior College, E. Land Park, and Area 4 are all stabilizing factors. In out of city's present development.
   c. Detrimental Influences. Proximity to Western Pacific Railroad shops and yards. Heterogeneous nature of development. Mixed types and age of improvements.
   d. Percentage of land improved: 70 %
   e. Trend of desirability next 10-15 yrs. static

2. INHABITANTS:
   a. Occupation white collar workers
   b. Estimated annual family income: $1500-2100
   c. Foreign-born families Few Fragmentary predominating;
   d. Negro None known
   e. Infiltration of Retirees None known
   f. Relief families None known
   g. Population is increasing: slowly

3. BUILDINGS:
   a. Type
   b. Construction Frame and stucco
   c. Average Age 15+ Years
   d. Repair Good
   e. Occupancy 98.5 %
   f. Home ownership 51
   g. New construction in western part at higher price range than given below.
   h. 1928 Price range $2500-4000
   i. 1929 Price range $1750-3000
   j. 1929 Price range $2000-3250
   k. Sales demand $ All prices good. Poor in section adjacent to railroad.
   l. Activity Good
   m. 1929 Rent range $25-35
   n. 1935 Rent range $20-25
   o. 1929 Rent range $22.50-32.50
   p. Rental demand $ All levels good
   q. Activity Good

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

5. CLARIFYING REMARKS:
   This area is composed of three subdivisions which were abnormally
   placed on the market during 1926, 1931, and 1934. Deed restrictions have expired except along 7th Ave. Zones to permit multi-family dwellings, but improvements are predominantly small, single-family dwellings of medium quality, which are highly maintained. Population is generally homogeneous. There is a small unplatted section south of 7th Avenue and east of Forest Park Blvd. that will develop into higher grade if properly handled. This area has an average primarily single family homes and very few rental homes. After due consideration, it is scored a landmark yellow grade. The strip along the railroad is considered hazardous.

6. NAME AND LOCATION:
   East of Forest Park Blvd.
   Security Grade: C
   Area No. 24