1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to transportation, schools, churches, and
      trading centers. Low tax burden (outside of city). In general direction of city's
      growth.
   c. Detrimental Influences. Inadequate public utilities and improvements, including
      sewers. Majority of streets have center paving only. Outside city limits and,
      therefore, has limited police and fire protection.
   d. Percentage of land improved 30 %; e. Trend of desirability next 10-15 yrs. Up,
      static, downward

2. INHABITANTS: Small business men, white collar
   a. Occupation workers, skilled and unskilled; b. Estimated annual family income $1200-1500
   c. Foreign-born families 4% ; d. Heavily subversive predominating; e. Negro Negro; %
   f. Infiltration of Roma 4; f. Relief families 4
   g. Population is increasing Slowly; decreasing ; static

3. BUILDINGS:
   PREDOMINATING OTHER TYPE OTHER TYPE
   a. Type 5 - 6 rooms
   b. Construction Frame & stucco
   c. Average Age 15+ Years
   d. Repair Fair to good
   e. Occupancy 97 %
   f. Home ownership 67 %
   g. Constructed past yr. 3
   h. 1929 Price range $2500-4000 $ 100% $ 100% $ 100%
   i. 1935 Price range $1750-2500 70% $ $ $ 70% $ 70% $ 70%
   j. 1938 Price range $2000-2800 80% $ $ $ 80% $ 80% $ 80%
   k. Sales demand All prices - good
   l. Activity Good
   m. 1929 Rent range $15 - 30 $ 100% $ 100% $ 100% $ 100% $ 100% $ 100% $ 100%
   n. 1935 Rent range $15 - 25 $ 80% $ $ $ $ 80% $ 80% $ 80% $ 80% $ 80% $ 80% $ 80%
   o. 1938 Rent range $15 - 27.50 $ 90% $ $ $ $ 90% $ 90% $ 90% $ 90% $ 90% $ 90% $ 90%
   p. Rental demand All prices - good
   q. Activity Good

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

5. CLARIFYING REMARKS: An old development outside the city. Restrictions have expired &
   area is unzoned. Construction is very cheap to medium grade but well maintained.
   There are several very high grade houses (prices omitted above) on Stockton Blvd.
   near Yosida. These units are considered over-improvements but they have a
   stabilizing effect on the district. Area fits a definite need for semi-suburban
   homes and the section is thought to have possibilities if unplatted area is well
   handled in development. Area is accorded a provisional "medial yellow" grade.

6. NAME AND LOCATION Sacramento Heights SECURITY GRADE 0 AREA NO. 28