Name: Arts and Cook, Inc. 
Address: 815 - J St., Sacramento, California

Area of Operation: Sacramento County

Operation: September 16, 1939

1. How long have you been a broker? 16 years
2. Have you been making appraisals? Yes; How long? 16 years
3. Have you operated in real estate with your own funds? Yes
4. Do you manage property for others on commission? Yes
   No. of units: 500
5. Have you built houses for sale during last 10 years? Yes; How many?
6. In what year were residential sale values highest in your city? 1925-26
   Rentals: 1925-26
7. Which areas of your city suffered? a. Least: shrinkage of value during the depression
   Percentage: 25%
   b. Most: Outlying district
     Percentage: 40-50%
8. What type and price of residential property suffered? a. Least: Small, single-family
   Percentage: 25%; b. Most: Flat buildings - 4 units and over
   Percentage: 40-50%
9. Generally speaking, and considering 1929 as 100%, what percentage would you estimate present residential prices to be? Sales: 60%; Rents: 100% 
(sales No; rents No)
10. Have residential prices increased last 6 mos.? (rents No); If so, what % and in what areas?
    a. Sale prices: %; Areas:
    b. Rent prices: %; Areas:
11. On what types of residential property are sales most active and in what areas?
    5 and 6 room, new homes in restricted districts
12. What percent of dwelling units in your area are occupied? 99%; City: 99%
13. Has occupancy increased last 6 months? your area: %; City: %
14. What types of residential property have the greatest rental demand?
    Single-family dwellings - 6 and 6 rooms
    at what rental per month? $50 to $50
15. Which holders of large blocks of residential real estate have well-thought-out sales programs?
16. Is the steady pressure of "overhang" affecting the market? Explain