REAL ESTATE BROKERS

Name: Herbert Walter Dba as Pleasing & Walter
Address: 906 J Street, Sacramento, California

Area of Operation: Sacramento City and County

August 1939

1. How long have you been a broker? Thirty years
2. Have you been making appraisals? Yes; How long? Fifteen 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? 42
5. Have you built houses for sale during last 10 years? No; How many? None
6. In what year were residential real values highest in your city? 1929; Rentals? 1929
7. Which areas of your city suffered? a. Least - shrinkage of value during the depression?
   - Choice residential sections East Sacramento - Junior College district Percentage 32 %
   - b. Most? Older down residential sections Percentage 49 %
8. What type and price of residential property suffered? a. Least? Four and five room houses
   - $1200; value Percentage 42 %; b. Most? Older large houses - all prices; Percentage 60 %
9. Generally speaking and considering 1929 as 100%, what percentage would you estimate present residential prices to be? Sales 100 %; Rents 80 %

10. Have residential prices increased last 6 mo.? Yes; If so, what % and in what areas?
    - a. Sale prices %; Areas
    - b. Rents %; Areas
11. On what types of residential property are sales most active and in what areas?
    - Five and six room houses - all through newer districts of city
12. What percent of dwelling units in your area are occupied? 100 %; City 100 %
13. Has occupancy increased last 6 months? Your area %; City %
14. What types of residential property have the greatest rental demand? Five room houses
    - at what rent? per month? $20 to $25
15. Which holders of large blocks of residential real estate have well-thought-out sales programs?
    - Wright & Kimbrough Co.
    - McClatchy Realty Co.
16. Is the heavy pressure of "overhang" affecting the market? Explain No