Name: Klein Realty

Address: 307 J Street

Area of Operation: County of Sacramento

Date: August 16 1938

1. How long have you been a broker? Five years.

2. Have you been making appraisals? Yes; How long? Ten 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? 800.

5. Have you built houses for sale during last 10 years? Yes; How many? 500.

6. In what year were residential sale values highest in your city? 1922. Rentals? 1922.

7. Which areas of your city suffered? a. Least shrinkage of value during the depression?

b. Most?

8. What type and price of residential property suffered? a. Least? $4000.00 to $6000.00.

b. Most? $10,000.00 to $20,000.00

9. Generally speaking and considering 1920 as 100%, what percentage would you estimate present residential prices to be? Sales 60%; Rents 90%.

10. Have residential prices increased last 6 mo.? Yes. 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? Small homes $3000.00 to $5000.00 - East and South section of city.

12. What percent of dwelling units in your area are occupied? 95%; City? 95%.

13. Has occupancy increased last 6 months? your area Yes; 1%; City Yes; 1%.

14. What types of residential property have the greatest rental demand? $35.00 to $50.00 - 4 to 6 room houses.

15. Which holders of large blocks of residential real estate have well-thought-out sales programs?

H. Wright and Kimbrough, 519 J Street, Sacramento, California

Western Service Company (Agents for Metropolitan Life Insurance Co., Los Angeles, Calif.)

Klein Realty Service, Inc., Realtors, 507 J Street, Sacramento, California

16. Is the steady pressure of "overhang" affecting the market? Explain. Not at present. We have an acute housing shortage in the City of Sacramento at present and one which will not be relieved for several years to come, and we believe that for the present at least, the "overhang" that you mention will not affect the market.