This area consists of some 35 irregularly-shaped blocks, the greater portion of which is known as Sea Clift, located at the westerly end of the area. The narrow strip from 27th Avenue east to 16th Avenue is an older district, but it is highly regarded as a residential area even though some of the residences range up to 30 years in age. In Sea Clift proper the oldest structure is approximately 18 years old, the bulk of the houses having been built ten years ago. Sea Clift is highly restricted to single-family residences, both by ordinance and deed. The other section is zoned by ordinance only, and a few four-family flats and one or two apartments were built in this district before the zoning ordinance came into effect. This does not have a detrimental influence, however. The appraised values of the residences in Sea Clift range from $9,500 to $50,000, and in the area lying to the east, range from $5,000 to $25,000. The area is inhabited largely by professional and business men of the executive type, having incomes ranging from $4,000 to $40,000. The income level of around $6,000 predominates. Infiltration of inharmonious racial elements is very remote, and maintenance is of a high order. There are comparatively no vacancies in this area, which is approximately 90% owner-occupied. Schools of all grades are within easy walking distance, transportation facilities are adequate, and parks and recreational areas are nearby. A few of the homes fronting on the ocean to the north have a privately-owned beach. Bordering on the north and east is the U. S. Military Reservation known as the Presidio, and a U. S. Marine Hospital and a large reservoir lie just outside the area. These are not considered a detrimental influence, but rather a benefit, as they are well-kept and insure seclusion. A standard six-room house in this area would have sold for $10,000 in 1929, $7,500 in 1933, and is currently selling for $9,000. The same home would have rented for $90 a month in 1929, $60 a month in 1933, and $80 a month now.