This area, consisting of some 20 blocks of various sizes and shapes, is 95% developed, the greater portion is situated in what is known as Balboa Terrace, Tract 1 and 2, with a small portion of the best part of Mt. Davidson Manor being included in the eastern part of the area. The first construction in Balboa Terrace began in 1921, and a consistent construction program continued until 1929. This tract is located on a general slope to the west and south and is admirably suited to residential construction. It is particularly appealing to people with families, as it adjoins one of the best elementary and junior high schools in San Francisco, is adjacent to two direct car lines, and has adequate shopping and recreational facilities close at hand. This is one of the few subdivisions in the city that has rear alleys for automobile driveways, eliminating the garage entrance from the street which is very common in San Francisco. The type of homes is mostly one-story, stucco, detached with five to eight rooms, having a cost range of from $5,000 to $12,500. The property is protected by deed restrictions, and zoning is first-residential. There is an upkeep tax of approximately $1.00 per month, and the parking is well-maintained. The district is 95% owner-occupied by people of the higher salaried "white-collar" class, business executives, and professional men. Property in this area is in popular demand, and its marketability has been above average throughout the depression. That portion of Mt. Davidson Manor which is included in this area is slightly below the standard of the homes in Balboa Terrace; however, the general character is the same. A standard six-room house, with two baths, in this area would have sold for $12,000 in 1929, $7,500 in 1933, and is currently selling for $10,500. The same home would have rented for $100 a month in 1929, $65 a month in 1933 and $80 a month now.

This area occupies an attractive setting, is harmonious in both development and population. A possible deterring influence which was considered when according the area an "A" rating was its high percentage of development. An offsetting factor was that property in the area is in good demand, selling readily at fair prices, and that mortgagee institutions generally are willing to accord their best terms on residential loans in the area.