This small area of six blocks has the same rolling topography as "B-1". Half of the area is known as Lincoln Manor, a subdivision placed on the market approximately 30 years ago, is improved with two-story, detached homes, and is zoned first-residential. The balance is zoned second-residential and contains some two-story flat buildings of the newer type. Properties have a value of from $5,000 to $10,000 and are largely owner-occupied by professional and business men of the junior executive type, having incomes ranging from $2,000 to $5,000. The area, which is 95% built-up, is well-maintained and has but few, if any, vacancies. Improvements have an average age of from 12 to 15 years. Excellent school facilities are within easy walking distance, and transportation facilities are good. Immediately to the north of this area is a public golf course which adds to the attractiveness of the district. Properties in this area enjoy ready saleability. A rating of "high blue" is justified. A standard six-room house in this area would have sold for $8500 in 1929, $6750 in 1933, and is currently selling for $7750. The same home would have rented for $80 a month in 1929, $50 a month in 1933, and $67.50 a month now.