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 pro-
fessional and business men of the junior executive type, having in-
comes ranging from $2,000 to $6,000. 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 facili-
ties 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 jus-
tified. 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.