This area is located in what is known as the Marina District and borders areas "A-4" and "C-7" with both of which it is closely identified. The type of improvements, however, while good and ranging in cost from $8,000 to $16,000, is not so elaborate as that in "A-4", and while inhabited by the same type of professional and business men, the income range is less. The area, which is less than 10 years old, is 85% developed and largely owner-occupied. The type of improvement is mixed and consists of stucco bungalows, houses, apartments and multi-family dwellings. Schools, parks, and recreational areas are conveniently available, and transportation facilities are adequate. Many of the higher type Italians are residents of the area, and property located here is readily saleable. Many of the financial institutions of the city refuse to lend money in this area for the reason that they consider the instability of the filled-in land constitutes a menace. On the other hand, many mortgagee institutions view this area as their most attractive lending territory. The desirability of the whole Marina District is a very much mooted question among the real estate men of the city, and many firmly believe that it has already reached the declining stage. This area has been accorded a "B" grading. Ordinarily, it might have been rated "A", but the presence of a number of small apartment houses, coupled with the fact that there is a question as to the physical stability of the land, seemed to justify the lower grading. A standard six-room house in this area would have sold for $10,000 in 1929, $8,000 in 1933, and is currently selling for $9,000. The same home would have rented for $95 in 1929, $75 in 1933, and $90 now.