B-13 This area of approximately 25 blocks borders "A-5" on three sides and acts as more or less of a buffer to that area. It is largely located on slopes, some of them quite precipitous. It partakes to some extent of the characteristics of the "A-5" area, being inhabited by professional and business men of the executive type, with incomes ranging from $3500 to $20,000, who occupy residences costing from $8,000 to $50,000. The improvements run from stucco and brick homes to the mansion and town house types constructed of brick, stone, and stucco, ranging in age from new to 40 years. Part of the area is zoned first-residential with some blocks having deed restrictions, and while there are a number of apartment houses in the district, they are of the type which does not greatly detract from the desirability of the district. Maintenance is of a very high order, and the percentage of owner-occupancy is very high, approximately 90%. There is less than 1% vacancy in the area. School and transportation facilities are available in all parts of the area. Parks and recreational areas are near, and some of the residences have views which greatly enhance their value. This is a border area, protecting San Francisco's most exclusive residential district. It is rated a "high blue", and its stability will undoubtedly be maintained for a number of years to come. A standard six-room house in this area would have sold for $12,000 in 1929, $7500 in 1933, and is currently selling for $9,000. The same home would have rented for $100 in 1929, $65 in 1933 and $80 now.