This area, consisting of some 10 blocks, which are 80% built-up, occupies part of the northeastern slope of Mt. Sutro, some of the grades being quite steep but offering wondrous view locations. The inhabitants are largely professional and business men with incomes ranging from $2,000 to $6,000 or more. There are no racial concentrations, and the possibilities that there will ever be any racial problems are very remote. A high degree of maintenance exists throughout the district, which is 30 to 35 years old, development having been very gradual and improvements having an average age of 12 to 15 years. The area has been harmoniously improved with frame, stucco, and rustic type, detached, single-family, two-story houses and bungalows. It is zoned one-half first-residential and one-half second-residential, the topography also offering a protection. The homes are 85% owner-occupied with but one percent vacancies. Schools of all grades are within walking distance, transportation facilities are available but not convenient, and parks, recreational areas, etc. are nearby. Sutro Forest is adjacent to the area and acts as a protection from fog and winds and adds to the charm of the neighborhood. A standard six-room house in this area would have sold for $7,500 in 1929, $4,500 in 1933, and is currently selling for $6,000. The same home would have rented for $85 in 1929, $40 in 1933, and $55 now.