This area of 17 blocks known as Mission Terrace and Colonial Park is 85% built-up and is generally of a level topography. The inhabitants consist of businessmen, "white collar" employees, and skilled artisans, having an income range of $1500 to $4,000, and there are no racial problems. Maintenance throughout the district evidences pride of ownership. The part known as Mission Terrace was sub-divided and placed on the market about 25 years ago, and Colonial Park was sub-divided 11 years ago. Improvements consist of well-built houses and bungalows of frame and stucco, largely single-family and detached, with a cost range of $4,000 to $6,000 and an average age of 12 years. The zoning is first-residential and there are also deed restrictions. Improvements are 95% owner-occupied, with approximately 2% vacancies. Schools of all grades, transportation facilities, parks, and recreational areas are all conveniently available, climatic conditions are excellent, and there is little sales resistance to property in this area. The old Southern Pacific Right of Way skirts the area on the northwest and should be taken into consideration in appraisal of abutting property. Many mortgagee institutions will make loans in this area upon maximum terms, but some of the more conservative officials are inclined to modify their terms somewhat. A standard six-room house in this area would have sold for $6750 in 1929, $4,000 in 1933, and is currently selling for $5250. The same home would have rented for $60 in 1929, $40 in 1933 and $50 now.