This area of 25 blocks, which are 95% built-up, is part of the Crocker Amazon Tract and occupies a relatively level piece of ground sloping gently to the east. The inhabitants are largely small business men, "white collar" employees, and skilled artisans, having an income range of $1800 to $3600. There are no racial concentrations, and the possibilities of racial problems in the future seem very remote.

The improvements are well-maintained and consist of frame and stucco, row and detached, single-family dwellings, with a cost range of $3600 to $6,000 and an average age of 12 years. With the exception of a small neighborhood business center, the area is zoned first-residential, and is partly protected with deed restrictions. The homes are 85% owner-occupied with approximately 2% vacancies. Schools of all grades, transportation facilities, parks, etc. are conveniently available, the climatic condition is excellent, and the small business section in the northern part of the district is considered a beneficial influence. Many mortgagee institutions will make maximum term loans in this area and F. H. A Title II loans are freely granted. Some of the more conservative institutions, however, are inclined to curtail their terms. A six room home in this area, costing $7,000 in 1929, sold for $4600 in 1933 and is now valued at $5750. The same home would have rented for $65 in 1929, $40 in 1933, and $52.50 now. A vacant lot sold for $1500 in 1929, for $600 in 1933 and is now valued at $1100.