This area consists of approximately 35 blocks and is 75% built-up. It is of a generally rolling topography, sloping to the southeast and having some hills and bluffs in the northern part. The inhabitants are, for the most part, laborers and factory workers, with some skilled artisans, and the income range is from $1,000 to $2,500. There are no racial concentrations but the majority of those dwelling within the area are of the lower social strata. Maintenance is generally only fair, but certain individual properties evidence some pride of ownership. The area is 35 years old and is still developing. The improvements are a heterogeneous mixture of single and multi-family residences of varied types of construction and architectural design. A few fractional blocks in the southeastern part are zoned for business, and the rest of the area is zoned first-residential. The area is 75% owner-occupied, with approximately 3% vacancies. Schools of all grades, parks, and recreational areas are conveniently located, but transportation facilities are only fair. The climatic condition is good. There is evidence of an upward trend in this area, as newer construction is of a distinctly better quality.

Mortgagee officials are of the opinion that good loans upon modified terms may be made in the area if care is exercised.

A standard six-room house in this area would have sold for $5,000 in 1929, $3,750 in 1932, and is currently selling for $4,250. The same house would have rented for $47.50 in 1929, $35.00 in 1933, and $40.00 now.