1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with favorable grades, no construction hazards.
   b. Favorable Influences. Convenience to transportation, schools, trading centers, churches, and recreational areas. Homogeneity of population and improvements.
   c. Detrimental Influences. There is evidence that 11th Avenue may become a main thoroughfare for heavy traffic.
   d. Percentage of land improved 50%; e. Trend of desirability next 10-15 yrs. Up

2. INHABITANTS:
   a. Occupation
      - Executive, business (professional)
   b. Estimated annual family income $5,000-10,000
   c. Foreign-born families None%; predominating;
   d. Negro None;%
   e. Infiltration of Deed protected; f. Relief families None
   g. Population is increasing Rapidly; decreasing; static

3. BUILDINGS:
   a. Type 6 to 7 room
   b. Construction Frame, stucco, brick
   c. Average Age New to Years
   d. Repair Good
   e. Occupancy 99%
   f. Home ownership 92%
   g. Constructed past yr. 20
   h. 1939 Price range $7,500-15,000
   i. 1935 Price range $6,000-12,000
   j. 1938 Price range $7,250-14,500
   k. Sales demand All prices good
   l. Activity Active
   m. 1939 Rent range $60 - 100
   n. 1935 Rent range $50 - 90
   o. 1938 Rent range $55 - 95
   p. Rental demand All prices good
   q. Activity Active

4. AVAILABILITY OF MORTGAGE FUNDS:
   a. Home purchase Ample
   b. Home building Ample

5. CLARIFYING REMARKS:
   This area, which is very sparsely settled, has adequate deed restrictions and is zoned single-family residential. The older portion east of Land Park Drive was subdivided in 1928 and the newer portion in 1938. Improvements generally conform both as to type and age, and construction is of the highest grade. This area enjoys a high degree of popularity and is accorded a "high green" grade.

6. NAME AND LOCATION
   College Tract and Land Park Tract
   SECURITY GRADE A+
   AREA NO. 3