### AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. **AREA CHARACTERISTICS:**
   a. **Description of Terrain.** Level with no construction hazards. Hatched portion below grade of the developed parts of area.

   b. **Favorable Influences.** Schools, churches and trading facilities adequate. Low tax burden. Charm of location. Highly deed restricted.

   c. **Detrimental Influences.** Inadequate transportation. Being outside city limits, there is a lack of fire and police protection and no sewers. Proximity to low swamp lands to the south.

   d. **Percentage of land improved:** 70%;

2. **INHABITANTS:**
   a. **Occupation** executive, professional
   b. **Estimated annual family income** $2400-5000
   c. **Foreign-born families** few
   d. **Negro** none
   e. **Infiltration of Deed protected**
   f. **Relief families** none
   g. **Population is increasing** rapidly; decreasing static

3. **BUILDINGS:**
   a. **Type** 5 and 6 rooms
   b. **Construction** frame, stucco & brick
   c. **Average Age** new to 10 years
   d. **Repair** good
   e. **Occupancy** 98%
   f. **Home ownership** 65%
   g. **Constructed past yr.** (1937) 70%
   h. **1929 Price range** $4500-10,000
   i. **1935 Price range** $3750-8000
   j. **1938 Price range** $4250-9000
   k. **Sales demand** $4250-6500
   l. **Activity** good
   m. **1929 Rent range** $45-60
   n. **1935 Rent range** $32.50-45
   o. **1938 Rent range** $40-55
   p. **Rental demand** $All levels
   q. **Activity** good

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

5. **CLARIFYING REMARKS:**
   This is a new subdivision, located in natural oak grove. It is highly deed restricted but is without zoning. Improvements and population are homogeneous, and construction is high class. There is a movement on foot to obtain a sewer system. This area has many of the qualities of a green area, but owing to detrimental influences set forth, it is deemed inadvisable to accord better than a high blue grade.

6. **NAME AND LOCATION** Woodlake

   **SECURITY GRADE** B
   **AREA NO.** 1