AREA CHARACTERISTICS:

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Generally level with no construction hazards.

   b. Favorable Influences. Convenience to schools, churches, and trading centers. Has appeal as close-in, semi-suburban district with low tax burden.

   c. Detrimental Influences. Limited transportation. Outside city limits; therefore, has no organized fire and police protection. No sewers. Distance from city center.

   d. Percentage of land improved 80%.


   f. Occupation: Small business men, junior executives, white collar, skilled artisans.

   g. Estimated annual family income $1200-2400.

   h. Foreign-born families Few; Mono predominating; d. Negro mono.

   i. Infiltration of; f. Relief families Mono known.

   j. Population is increasing Slowly; decreasing; static.

3. BUILDINGS:

   a. Type 4 - 6 rooms.

   b. Construction Frame.

   c. Average Age 15+ Years.

   d. Repair Fair to good.

   e. Occupancy 98%.

   f. Home ownership 67%.

   g. Constructed past yr. 7.

   h. 1929 Price range $2500-4000 100%.

   i. 1935 Price range $1800-3000 70%.

   j. 1938 Price range $2000-3500 80%.

   k. Sales demand All prices - Fair.

   l. Activity Fair.

   m. 1929 Rent range $20 - 40 100%.

   n. 1935 Rent range $15 - 30 70%.

   o. 1938 Rent range $20 - 35 90%.

   p. Rental demand All prices - Good.

   q. Activity Good.

4. AVAILABILITY OF MORTGAGE FUNDS:

   a. Home purchase Ample.

   b. Home building Ample.

5. CLARIFYING REMARKS:

   a. Composition of two subdivisions: Colonial Heights opened in 1912 and Acacia Park opened about 1926. Although only county restrictions prevail in the former the pattern is favorably established as one family houses. Acacia Park restrictions continue. Demand for property is steady and the section is well thought of as a popular priced residential district. Although the section is considered "low blue", properties on San Francisco boulevard are of high grade than the balance of the area.

6. NAME AND LOCATION

   Colonial Heights & Acacia Park.

   SECURITY GRADE B.

   AREA NO. 15.