## AREA CHARACTERISTICS:

1. **Description of Terrain:**
   - Generally level with no construction hazards. There is a low spot on 47th, 48th, and 50th streets, between F and H streets, which subjects this section to backyard flooding for short periods during a heavy rainfall.

2. **Favorable Influences:**
   - Convenience to transportation, schools, churches, and trading centers. Proximity to highest grade district in the city. District development still supervised by original high-grade subdivider. Homogeneous population.

3. **Detrimental Influences:**
   - Flood water hazard mentioned in 1-a. Maternity hospital located northwest of area offers some sales resistance to adjacent property.

4. **Percentage of land improved:**
   - 80%

5. **Trend of desirability next 10-15 yrs.:**
   - Up

### INHABITANTS:

1. **Occupation:**
   - Business & professional men

2. **Estimated annual family income:**
   - $2100-3600

3. **Foreign-born families:**
   - Few%

4. **Negro:**
   - None%

5. **Infiltration of:**
   - Remote

6. **Relief families:**
   - None

7. **Population is increasing:**
   - Rapidly

### BUILDINGS:

1. **Type:**
   - 5 - 6 room

2. **Construction:**
   - Frame, stucco, brick

3. **Average Age:**
   - 10 Years

4. **Repair:**
   - Good

5. **Occupancy:**
   - 97%

6. **Home ownership:**
   - 81%

7. **Constructed past yr.:**
   - 17

8. **1929 Price range:**
   - $5000-7500

9. **1935 Price range:**
   - $4000-6000

10. **1938 Price range:**
    - $4500-6750

11. **Sales demand:**
    - $All prices, good

12. **Activity:**
    - Active

13. **1929 Rent range:**
    - $40 - 60

14. **1935 Rent range:**
    - $32.50 - 50

15. **1938 Rent range:**
    - $37.50 - 55

16. **Rental demand:**
    - $All prices - good

17. **Activity:**
    - Active

### AVAILABILITY OF MORTGAGE FUNDS:

1. **Home purchase:**
   - Ample

2. **Home building:**
   - Ample

### CLARIFYING REMARKS:

- Area consists of three subdivisions platted in 1926, 29 and 1938. Population density is below average. Zoned 2-family residential, but owing to deed restrictions, which are adequate and strictly enforced, improvements are wholly single-family residences. Restrictions west of 45th St. are on the point of expiring, but pattern is definitely established and social and price level will protect. There is a good demand for property in area, and while there is evidence of some cheap construction, generally it is of high grade. The area is accorded a "high blue" grade. Hatched portion in eastern part will probably develop into a lower grade.

### NAME AND LOCATION:

- Part of East Sacramento

- Security Grade: B

- Area No: 3