1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Adequate transportation, schools, churches, and trading centers. Proximity to city center and State Office Building.

2. INHABITANTS:
   a. Occupation Common laborers to business and professional men (very mixed, both as to renters & owners).
   b. Estimated annual family income $1,500-3,600+.
   c. Foreign-born families Few%; Indeterminate predominating; d. Negro Few; scattered; %
   e. Infiltration of Few; f. Relief families
   g. Population is increasing Slowly, due to income residential development; static

3. BUILDINGS:
   a. Type 5 - 6 room 2 - 4 fam. 8 - 10 room homes to 12-20 unit apts.
   b. Construction Frame, rustic Frame, rustic
   c. Average Age 25+ Years 15 Years
   d. Repair Poor to good Poor to good
   e. Occupancy 94 %
   f. Home ownership 23 %
   g. Constructed past yr. 4
   h. 1929 Price range $3,500-7,500 100% $5,000-8,000 100% $6,000-12,000 100%
   i. 1935 Price range $2,500-5,250 70 % $3,500-5,500 70 %
   j. 1938 Price range $3,000-6,000 80 % $4,000-6,500 80 %
   k. Sales demand $3,000-4,500 Good $All prices - fair
   l. Activity Under 4500 - Good $All prices - fair
   m. 1929 Rent range $30 - 50 100% $35 - 45 100% $45 - 60 100%
   n. 1935 Rent range $22.50 - 35 70% $25 - 32.50 70% $32.50 - 40 70%
   o. 1938 Rent range $25 - 40 80% $30 - 37.50 80% $37.50 - 45 80%
   p. Rental demand $All prices - good $All prices - good
   q. Activity Good Good

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

5. CLARIFYING REMARKS: This area is part of the old city and is zoned multi-family residential without deed restrictions. As stated under c., it is rapidly becoming an income property district, and price ranges given reflect speculative land values; transfers are usually effected upon a speculative basis. The area is hazardous from a strictly single-family dwelling standpoint, but owing to active rental demand for this class of property and the generally high quality of maintenance, it is deemed more accurate to accord a "low yellow" grade.

6. NAME AND LOCATION Old City K to R - 22nd to 27th SECURITY GRADE C AREA NO. 13