1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Convenience to schools, churches, trading centers, and industrial employment.
   c. Detrimental Influences. Proximity to business district on the north and low, swampy district to the south. Some streets unimproved.

2. INHABITANTS: Local business men, white collar
   a. Occupation workers, skilled artisans; b. Estimated annual family income $1500-2400
   c. Foreign-born families Few%; None subversive predominating; d. Negro None; %
   e. Infiltration of Remote; f. Relief families None known
   g. Population is increasing Slowly; decreasing; static

3. BUILDINGS:
   a. Type 5 - 6 room
   b. Construction Frame
   c. Average Age 12 Years
   d. Repair Fair to good
   e. Occupancy 97%
   f. Home ownership 60%
   g. Constructed past yr. None
   h. 1929 Price range $3000-5000 100% $ 100% $ 100%
   i. 1935 Price range $2000-3000 60% $
   j. 1938 Price range $2000-4000 90% $
   k. Sales demand $ All prices - fair $ $
   l. Activity Fair
   m. 1929 Rent range $25 - 35 100% $ 100% $ 100%
   n. 1935 Rent range $30 - 35 70% $
   o. 1938 Rent range $25 - 32.50 90% $
   p. Rental demand $ Good - All levels $
   q. Activity Good


5. CLARIFYING REMARKS: No city zoning nor deed restrictions. This area has developed without direction, and improvements, consisting of single-family dwellings, are mixed as to type. Construction is generally of medium quality, and maintenance is spotted. Some homes in the area are of distinctly better type, and maintenance shows high pride of ownership. The area is assigned a "medial yellow" grade.

6. NAME AND LOCATION Part of North Sacramento SECURITY GRADE C AREA NO. 5