C. A. Cook
for
Artz and Cook, Inc.

Area of Operation: Sacramento County

September 16, 1938

1. How long have you been a broker?
   15 years

2. Have you been making appraisals?
   Yes; How long? 15 years

3. Have you operated in real estate with your own funds?
   Yes

4. Do you manage property for others on commission?
   Yes
   No. of units? 300

5. Have you built houses for sale during last 10 years?
   Yes; How many?

6. In what year were residential sale values highest in your city?
   1925-26
   Rentals? 1925-26

7. Which areas of your city suffered?
   a. Least shrinkage of value during the depression?
      Best residential district
      Percentage 25 %
      b. Most?
      Outlying district
      Percentage 40-50%

8. What type and price of residential property suffered?
   a. Least?
      Small, single-family dwellings
      Percentage - %
   b. Most?
      Flat buildings - 4 units and over
      Percentage - %

9. Generally speaking and considering 1929 as 100%, what percentage would you estimate present residential prices to be? Sales. 80 %; Rents 100 %

10. Have residential prices increased last 6 mo.? (sales No; rents No); If so, what % and in what areas?
    a. Sale prices %; Areas
    b. Rent prices %; Areas

11. On what types of residential property are sales most active and in what areas?
    5 and 6 room, new homes in restricted districts.

12. What percent of dwelling units in your area are occupied?
    99 %; City? 99 %

13. Has occupancy increased last 6 months? your area None; %; City

14. What types of residential property have the greatest rental demand?
    Single-family dwellings - 5 and 6 rooms; at what rental per month? $35 to $50

15. Which holders of large blocks of residential real estate have well-thought-out sales programs?

16. Is the steady pressure of "overhang" affecting the market? Explain