Mr. Yokel said, "This corporation is primarily a real estate-sales and property-management organization and is actively interested in liquidating residential real estate. To accomplish this we rely largely upon real estate brokers and advertising. We are not permitted to know the amount invested in the properties which are turned over to us for liquidation, and our prices, therefore, are entirely governed by market conditions.

It is our impression that real estate in San Diego suffered a market depreciation of 60% between 1929 and 1933 and is now selling at approximately 60% of 1929 prices, which is an advance from the low of some 20 percent.

Before placing properties on the market it is our policy to rehabilitate them thoroughly and our experience has proven this to be a sound policy. In reconditioning, we ask for bids and award the contract to the best bidder. Our records show that the best selling residential property is a five-room or six-room, frame or stucco dwelling, which sells for about $3500.

The residential properties which we have for rent are 90% occupied at the present time. Our records show that although rentals went down 30% from 1929 to 1934, they have now recovered all their loss and are about the same as they were in pre-depression years.

Our transactions indicate that properties located East of the North Park and in Mission Hills districts are the easiest to sell and rent.

A favorable factor in the disposal of dwelling-house properties is the increased cost of new construction which is now approximately the same as it was in 1929, an increase over the low of about 25 per cent.

"There may have been danger of panicky selling at one time but this danger is past and it is now believed that there is no inclination on the part of mortgagee institutions to sacrifice their present holdings of residential real estate."