This area contains approximately three blocks and is a secluded court subdivision, very exclusive, and placed on the market about 28 years ago. It is practically 100% built-up, with most of the buildings having been erected some 20 years ago. All improvements are single-family dwellings of the mansion type, ranging from $15,000 to $50,000 in cost and are 100% owner-occupied. Pride of ownership is exceptionally high, and all properties are excellently maintained, some of them having been extensively remodeled and modernized. The residents are made up of professional and business executives, with incomes in normal times ranging from $8,000 to $50,000. Transportation facilities, schools, churches, and recreational areas are in close proximity. Property is zoned first-residential and also protected by deed restrictions. This is an exclusive and secluded area, and there is no possibility of invasion by undesirable social elements.

There are but one or two six-room residences in this area. A standard eight-room residence, of two stories in height, in this area would have sold for $15,000 in 1929, for $10,000 in 1933, and is currently selling for $12,500. The same house would have rented for $125 in 1929, $90 in 1933, and $110 now.