This area of some 18 blocks occupies a rolling plateau which rises to a height of more than 300 feet in its southern and eastern parts and slopes gently to the north, furnishing an inspiring view of the "Golden Gate" and the mountains beyond. It adjoins and overlooks the pine-clad area of the Presidio (U. S. Military Reservation). It is practically 100% built-up, and most of it is owner-occupied by retired and active professional and business men. The income level, with but few exceptions, ranges from $10,000 per year up. In this area there are a number of mansions of the town house type, owned by some of San Francisco's prominent millionaires. Though the majority of the buildings are quite old, ranging up to 40 years, they have been kept thoroughly modernized, and their structural permanence insures a low rate of depreciation. There has been a little new construction in this area from year to year, and the average age of improvements is estimated to be from 15 to 20 years. There is no evidence of age or declining tendencies. With few exceptions, the value of the improvements run from $15,000 to $100,000, and in a few cases higher. There are one or two apartment houses of the high-class type and a few two-story flats in this area. These buildings were erected after the deed restrictions had expired and before the city zoning ordinance became effective. The district is now protected by single-family residence zoning. The character of the improvements and the topography are a protection to this area, and the intrusion of inharmonious social elements is very remote. A high pride of ownership predominates. There are no detrimental influences affecting this district, and it enjoys the advantage of adequate transportation facilities and conveniences of good schools, churches, recreational facilities, etc. Owing to lack of transition, it is not feasible to show fluctuation in prices in this area. The land has a front foot value running from $200 to $600.