This area, consisting of some 20 irregularly-shaped blocks, is known as Forest Hill Extension and a portion of Laguna Honda Park. In the southern portion of this area there is a precipitous hill which rises some 250 feet from the level of this area and slopes off on all four sides. This area is approximately 70% built-up, with the exception of this hill which is but 25% developed. There are some very fine view lots, and one or two very costly homes have been erected. The residents of this area consist of junior executives, some professional and business men, and some highly-skilled mechanics, having an income range from $2,000 to $6,000. Improvements are made up of from five to eight-rooms, one and two-story, single-family, detached, frame and stucco homes, with a cost range from $4,000 to $10,000. The age of these structures is from new to 20 years old, with a majority of them erected between six to twelve years ago. Homes are conveniently located to schools, transportation and shops, and they are 80% to 90% owner-occupied with few vacancies. Maintenance in the area is of a high character and racial problems very remote. Property in this area is in good demand, and mortgage officials consider it excellent lending territory. A standard six-room house in this area would have sold for $8500 in 1929, $4500 in 1933, and is currently selling for $7500. The same home would have rented for $80 a month in 1929, $46 a month in 1933, and $70 a month now.