This area known as Francisco Heights, consisting of some 10 level blocks, is largely composed of what was the old Odd-Fellows' Cemetery and is a redeemed area which was taken over and developed within the past several years. It carries deed restrictions limiting construction to one and two-story, detached dwellings and flats, provision, however, having been made for apartment house construction upon certain strategic corners. It is at present 50% built-up and is largely owner-occupied by professional and business men with incomes ranging from $3,000 to $6,000. The improvements consist of frame and stucco bungalows and two-family flats, costing from $7500 to $12,000, all practically new. It is favorably located as to schools, transportation facilities, and recreational areas and enjoys a high degree of salability. A standard six-room house in this area is currently selling for $9500. The same home could be rented for $85. Owing to its recent development, no comparative values can be given.