This small area of 10 irregularly-shaped blocks is known as Mt. Davidson Manor and lies on the lower reaches of the mountain of the same name. The topography of the area is hilly but favorable for residential purposes. The area is 90% built-up, and the inhabitants consist of professional men and business men of the junior executive type, with incomes ranging from $2500 to $5000. The area is zoned first-residential and also has deed restrictions which provide protection from racial encroachments. The district shows a high degree of maintenance. Improvements consist of single-family, detached frame and stucco bungalows and two-story dwellings having a value of from $6000 to $10,000 with an age average of approximately 8 years. There is 2% vacancy and an 85% owner-occupancy. Schools, transportation facilities, parks, and recreational areas are all conveniently available. The Pacific Hebrew Orphan Asylum adjoins the area on the east but does not constitute a detrimental influence. Property in this area enjoys good marketability at fair prices, and the area is graded a "high blue". A standard six-room house in this area would have sold for $9500 in 1929, $6500 in 1933, and is currently selling for $8000. The same home would have rented for $85 in 1929, $65 in 1933 and $75 now.