This area consists of six level, over-sized blocks and is 100% developed. It is occupied by active and retired professional and business men and "white collar" workers with an income range of from $2,000 to $10,000. The district is 30 years old, and slowly declining. The improvements have an average age of from 15 to 20 years and a cost range of from $5,000 to $15,000, being largely well-built, two-story frame and stucco structures, which are fairly well-maintained and show a high degree of pride of ownership for an old area. Two-thirds of the area is zoned first-residential, with a number of apartment houses in the unprotected part. It is 80% owner-occupied, with not to exceed 2% vacancies. It is exceptionally well-located with relation to schools, parks, recreational areas, etc. and has the benefit of splendid transportation facilities. The relative tax assessment level is high, which increases the burden of ownership. Age and surroundings affect adversely the marketability of properties in this area. However, it should be viewed as a "high yellow". A standard six-room house in this area would have sold for $9,000 in 1929, $5,000 in 1933, and is currently selling for $7,000. The same home would have rented for $85 in 1929, $65 in 1933, and $85 now.