This area of 11 blocks bordering the northeast corner of Golden Gate Park has a favorable topography for residential purposes. It is from 30 to 40 years old and is 75% built-up. The single-family dwellings have a value of $3500 to $7500, and an average age in excess of 20 years; these dwellings consist of one and two-story frame structures. The area is zoned second-residential and is built up partly with flats and apartment houses. The development has been an inharmonious one, extending over a number of years. The area is occupied largely by "white collar" workers and skilled laborers having incomes running from $1500 to $2400 per year. There are no racial concentrations as yet nor any immediate threat of such. The new development taking place in B-10 and B-11 will have a very favorable influence upon this area. The single-family dwellings are 70% owner-occupied, and vacancies do not exceed 4%. There is a fair degree of maintenance showing pride of ownership. Schools of all grades are nearby, and transportation facilities are excellent. The flats and apartments in the area are numerous but of a good, substantial character. A standard six-room house in this area would have sold for $6500 in 1929, $3750 in 1933, and is currently selling for $5,000. The same home would have rented for $60 in 1929, $35 in 1933, and $45 now.