C-13  The principal part of this area of some 25 blocks is situated between Golden Gate Park and Buena Vista Park and lies largely upon rolling territory having some 200 to 300 feet elevation. It is 100% developed and is inhabited by skilled laborers, small business men, higher service group employees, and "white collar" workers, having an income range of from $1800 to $4,000. There are no racial concentrations in the district, and the possibility of such condition is considered remote. The area is zoned second-residential, and improvements consist of row and detached residences, flats, and apartments. The area is from 25 to 40 years of age, and the single-family residences, which are largely constructed of frame have a value of from $4,000 to $8,000, range in age from 15 to 40 years, and show a fair degree of maintenance. The area is zoned second-residential and has an owner occupancy of 75% with little or no existing vacancies. It is conveniently located to schools of all grades, has excellent transportation facilities, and is adjacent to two parks. Practically all mortgagee institutions will make loans in this area but usually upon a very restricted basis.

A standard six-room house in this area would have sold for $6500 in 1929, $4500 in 1933, and is currently selling for $5500. The same home would have rented for $60 in 1929, $40 in 1933, and $60 now.