D-2  This area of 36 blocks occupies a level section surrounding the Golden Gate Park "Panhandle". It is zoned second-residential and business, and is very largely given over to small apartment houses and flats, many of them with stores occupying the first floor. There are, however, a goodly number of old single-family residences which were at one time occupied by higher income business people and professional men. These are now largely owned and tenanted by small business men, "white collar" workers, and skilled artisans having incomes of from $1200 to $3,000. On account of age there is a possible threat of an infiltration of inharmonious racial elements. However, no concentrations exist at the present time.

The single-family residences had a cost when new of from $4,000 to $10,000, and consist largely of frame construction. The area is 95% built-up, and the single-family residences are 80% owner-occupied with not to exceed 3% vacancies. Owing to its convenience to schools, transportation facilities, parks, and recreational area, there is a fair demand for property in this area.

The area is very spotted and one or two blocks might be classified as "high yellow". Land values have a tendency to increase the burden of ownership of single-family residences. This area has distinct possibilities as a medium to a high-grade apartment house district.

Mortgagee institutions are inclined to be quite conservative about making loans on one to four-family residential units, and several officials stated that they would not consider loans on single-family residences in the area. When such loans are made they are largely based upon land value.

A standard six-room house in this area would have sold for $6,000 in 1929, $3750 in 1933, and is currently selling for $4750. The same house would have rented for $60 in 1929, $37.50 in 1933, and $47.50 now.