REAL ESTATE BROKERS

Name: Thos. L. Mitchell & Co.

Address: 93 E. Santa Clara St., San Jose

Area of Operation: San Jose and vicinity

Sept. 17, 1937

1. How long have you been a broker? Ten years

2. Have you been making appraisals? Yes; How long?

3. Have you operated in real estate with your own funds? Yes

4. Do you manage property for others on commission? Yes; No. of units? 25

5. Have you built houses for sale during last 10 years? Yes; How many?

6. In what year were residential sales values highest in your city? 1926; Rentals? 1927

7. Which areas of your city suffered? 1926; Least shrinkage of value during the depression?

Moderately priced residential Percentage 28 %

b. Most? Industrial area - virtually no market Percentage 

8. What type and price of residential property suffered? a. Least? Low and moderately priced Percentage 

homes Percentage 20 %; b. Most? Homes over $7500 and apartments Percentage 40 %

9. Show the sale and rental history of the following types of residential real estate, generally, during the past few years by completing this table:

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HOMES UP TO $5000</th>
<th>HOMES $5-10,000</th>
<th>HOMES $10,000 UP</th>
<th>RENTS UP TO $40</th>
<th>RENTS $40-$75</th>
<th>RENTS $75-UP</th>
</tr>
</thead>
<tbody>
<tr>
<td>1929 level</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>1933 low</td>
<td>70%</td>
<td>65%</td>
<td>80%</td>
<td>75%</td>
<td>70%</td>
<td>57%</td>
</tr>
<tr>
<td>Current</td>
<td>85%</td>
<td>90%</td>
<td>75%</td>
<td>85%</td>
<td>80%</td>
<td>75%</td>
</tr>
</tbody>
</table>

Add your comments: Building costs are up but land values are still comparatively low.

10. Have residential prices increased last 6 mo.? (sales No.; rents No.); If so, what % and in what areas?

a. Sale prices %; Areas No change last six months.

b. Rent prices %; Areas No change.

11. On what types of residential property are sales most active and in what areas? $5000 to $8500 - in the better class districts.

12. What percent of dwelling units in your area are occupied? 99 %; City? 99 %

13. Has occupancy increased last 6 months? your area No change %; City No change %

14. What types of residential property have the greatest rental demand? 4 and 5 room dwellings; at what rental per month? $20 to $50

15. Which holders of large blocks of residential real estate have well-thought-out sales programs?

No large holdings here. Subdividers and speculative builders are stressing F.H.A. loans.

* See Instructions