1. AREA CHARACTERISTICS:
   a. Description of Terrain:
      Level with no construction hazards. Low elevation indicates threat of flooded basements at times of high tides, because of hydrostatic pressure. This is ameliorated however, by a city pumping plant which is operated to overcome this hazard.
   b. Favorable Influences:
      Schools, churches, shopping centers and transportation conveniently available. Proximity to College of the Pacific. Homogeneous improvements and population.
   c. Detrimental Influences:
      See 1a above.
   d. Percentage of land improved: 70%.
   e. Trend of desirability next 10-15 yrs. Up

2. INHABITANTS:
   a. Occupation:
      Professional & business men, retired capitalists, etc.
   b. Estimated annual family income: $3000, up.
   c. Foreign-born families: None.
   d. Negro: No.
   e. Infiltration of Remote: None.
   f. Relief families: None.
   g. Population is increasing Rapidly; decreasing; static.

3. BUILDINGS:
   a. Type:
      Predominating: 80% 6 & 7 room
      Other Type: 20% 8-10 room
   b. Construction:
      Predominating: Frame, stucco & brick
      Other Type: Brick & stucco
   c. Average Age:
      Predominating: 4 Years
      Other Type: 4 Years
   d. Repair:
      Predominating: Good
      Other Type: Good
   e. Occupancy:
      Predominating: 99%
      Other Type: 99%
   f. Home ownership:
      Predominating: 90%
      Other Type: 100%
   g. Constructed past yr.:
      Predominating: 25
   h. 1929 Price range:
      $6500-11,000 100%
   i. 1936 Price range:
      $9000-10,000 90%
      $9000-15,000 10%
   j. 1938 Price range:
      $9000-10,000 90%
      $9000-15,000 10%
   k. Sales demand:
      $7000 - fair
      $10,000 - fair
   l. Activity:
      Predominating: Poor
   m. 1929 Rent range:
      $50 - 60 100%
   n. 1936 Rent range:
      $45 - 55 90%
   o. 1938 Rent range:
      $50 - 60 100%
   p. Rental demand:
      Predominating: $55 - good
      Other Type: None for rent
   q. Activity:
      Predominating: Poor

4. AVAILABILITY OF MORTGAGE FUNDS:
   a. Home purchase:
      Ample
   b. Home building:
      Ample

5. CLARIFYING REMARKS:
   Fully deed restricted and zoned single family residential in both developed and hatched portions, the latter being very little improved except in its eastern portion. This is probably the most uniformly high grade area and the hatched portion bids fair to be coming "hot spot" of the city. The area runs to mansion type structures, and quality of construction is of the best. Architectural designing also lends charm to the neighborhood. Area is only 70% developed and will probably remain tops for many years to come. Lot values run from $1250-$2000 for 50x100 foot lots, the latter figure applying only to a few choice locations. Area is accorded a "high green" grade.

6. NAME AND LOCATION:
   Oxford Manor, Avondale, Lake Park
   Security Grade: A
   Area No.: 2