REAL ESTATE BROKERS

A. B. GIANNELLI, PRESIDENT

Address 120 N. San Joaquin St., Stockton

Area of Operation Stockton, San Joaquin County, and adjoining counties.

1. How long have you been a broker? ______ 25 years.

2. Have you been making appraisals? ___ Yes ___; How long? ______ 25 years.

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?________ Numerous.

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

6. In what year were residential sale values highest in your city? 1921-22; Rentals? 1921-22.

7. Which areas of your city suffered? a. Least shrinkage of value during the depression? North and northwest Percentage ___ 25 ___.


9. Generally speaking and considering 1929 as 100%, what percentage would you estimate present residential prices to be? Sales ___ 75 ___; Rents ___ 50 ___.

10. Have residential prices increased last 6 mo.? ___ Yes ___; If so, what % and in what areas? a. Sale prices ___ 25 ___; Areas __________.

11. On what types of residential property are sales most active and in what areas? Modern dwellings valued from $4500 to $7500.

12. What percent of dwelling units in your area are occupied? _____ 90 ___; City? _____ 95 ___.

13. Has occupancy increased last 6 months? your area ___ 5 ___; City ___ 5 ___.

14. What types of residential property have the greatest rental demand? Modern dwellings of five to six rooms; at what rental per month? $50.

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

16. Is the steady pressure of "overhang" affecting the market? Explain ___ No ___.

(Over)