NS FORM 7

REAL ESTATE BROKERS

A. R. GIANNELLI, PRESIDENT

10-7-37

A. R. GIANNELLI CO., INC.

Address 120 N. San Joaquin St., Stockton

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

October 28, 1938

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 %

b. Most? Southern Percentage 40 %


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

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

a. Sale prices____ %; Areas ___________________

b. Rent prices____ %; 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? Go %; City? 95 %

13. Has occupancy increased last 6 months? your area Yes: %; City Yes: ___ %

14. What types of residential property have the greatest rental demand? Modern dwellings of From $35 to 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