1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with favorable grades - no construction hazards.
   b. Favorable Influences. Convenience to transportation, trading and recreational areas, churches, etc. Particularly favored in being in close proximity to a junior college, high school, and grade schools. Nearness to downtown centers and to State Office Buildings.
   c. Detrimental Influences. None, fundamentally, but some evidence of a tendency toward heterogeneous architectural types.
   d. Percentage of land improved: 60%.

2. INHABITANTS:
   b. Estimated annual family income: $2400-6000.
   c. Foreign-born families: None.
   d. Negro: None.
   e. Infiltration of: Restricted.
   f. Relief families: None.
   g. Population is increasing: Rapidly.

3. BUILDINGS:
   a. Type. 5 and 6 rooms.
   c. Average Age. 3 years.
   d. Repair. Good.
   e. Occupancy. 98.5%.
   f. Home ownership. 94%.
   h. 1929 Price range: $6000-10,000.
   i. 1935 Price range: $5000-8000.
   j. 1938 Price range: $5750-9500.
   k. Sales demand: $ All price ranges good.
   l. Activity. Good.
   m. 1929 Rent range: $50-70.
   n. 1935 Rent range: $45-55.
   o. 1938 Rent range: $50-65.
   p. Rental demand: $ Good in all types.
   q. Activity. Good.

4. AVAILABILITY OF MORTGAGE FUNDS:

5. CLARIFYING REMARKS:
   Development of area began in 1925, subsequent subdivisions being placed on the market in 1926-27-28-29-30-31, almost all carrying deed restrictions. 7th Ave. was dedicated in 1911, but abutting property was never platted. Is zoned 1 and 2-family residential, but over 50% improvements are single-family. Construction generally of good quality, homogeneity of social and income levels is fair to good. Including hatched portion of area, it is only about 25% developed. In the fastest growing section of city, and when the hatched portion of area is developed, should be broken down and regraded. There is a high-grade multi-family dwelling project in contemplation for this section. Under the circumstances, it is felt a provisional rating of low to medial green should be accorded. Is a keen competition for mortgages in area by all lending agencies, and bidding for loans is not uncommon. More than 25% of city’s residential construction in 1937 was in this area.