### AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. **AREA CHARACTERISTICS:**
   a. **Description of Terrain.** Level with favorable grades, no construction hazards.

   b. **Favorable Influences.** Convenience to transportation, schools, trading centers, churches, and recreational areas. Homogeneity of population and improvements.

   c. **Detrimental Influences.** There is evidence that 11th Avenue may become a main thoroughfare for heavy traffic.

   d. **Percentage of land improved:** 50 %

   e. **Trend of desirability next 10-15 yrs.** Up

2. **INHABITANTS:**
   a. **Occupation** Executive, business professional

   b. **Estimated annual family income** $5500-10,000

   c. **Foreign-born families** None;

   d. **Negro** None;

   e. **Deed protected**

   f. **Relief families** None

   g. **Population is increasing** Rapidly; decreasing; static

3. **BUILDINGS:**

<table>
<thead>
<tr>
<th>Type</th>
<th>Predominating %</th>
<th>Other Type %</th>
<th>Other Type %</th>
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<tr>
<td>6 to 7 room</td>
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   a. **Construction** Frame, stucco, brick

   b. **Average Age** How to 10 Years, Years, Years

   c. **Repair** Good

   d. **Occupancy** 99 %

   e. **Home ownership** 92 %

   f. **Construct past yr.** 20

   g. **1930 Price range** $7500-15,000

   h. **1935 Price range** $6000-12,000

   i. **1938 Price range** $7250-14,500

   j. **Sales demand** $ All prices good

   k. **Activity** Active

   l. **1939 Rent range** $60 - 100

   m. **1935 Rent range** $50 - 90

   n. **1939 Rent range** $55 - 95

   o. **Rental demand** $ All prices good

   p. **Activity** Active

4. **AVAILABILITY OF MORTGAGE FUNDS:**
   a. **Home purchase** Ample

   b. **Home building** Ample

5. **CLARIFYING REMARKS:**
   This area, which is very sparsely settled, has adequate deed restrictions and is zoned single-family residential. The older portion east of Land Park Drive was subdivided in 1926 and the newer portion in 1938. Improvements generally conform both as to type and age, and construction is of the highest grade. This area enjoys a high degree of popularity and is accorded a "high green" grade.

6. **NAME AND LOCATION** College Tract and Land Park Tract

   **SECURITY GRADE** A+ **AREA NO.** 3