AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level, with no construction hazards.
   b. Favorable Influences. Convenience to transportation, churches, State Offices, and trading centers. Proximity to parks and schools of all grades, including Junior College. Homogeneous population of upper middle-class social and income levels.
   c. Detrimental Influences. Improvements inclined to be heterogeneous as to age and architectural type in scattered sections of area; this is largely ameliorated by the excellent character of upkeep and maintenance. Density of population and high percent of land improvement.
   d. Percentage of land improved 95%.
   e. Trend of desirability next 10-15 yrs. Static to slowly down.

2. INHABITANTS:
   a. Occupation
      - Professional & business men
      - Senior & junior executives, etc.
   b. Estimated annual family income $2400-4800
   c. Foreign-born families None, predominant; Negro None.
   d. Infiltration of Remote.
   e. Relief families None known.
   f. Population is Slowly increasing; decreasing; static.

3. BUILDINGS:
   a. Type
      - Predominating 90%
      - Other Type
   b. Construction
      - Frame, brick & stucco
   c. Average Age
      - 16 Years
      - Years
      - Years
   d. Repair
      - Good
   e. Occupancy
      - 98%
   f. Home ownership
      - 61%
      -
      -
   g. Constructed past yr.
      - 12
   h. 1929 Price range
      - $5000-10,000 100%
      - $100\%
      - $100\%
      - $100\%
   i. 1935 Price range
      - $3500-8000 75%
      - $75\%
      - $75\%
      - $75\%
   j. 1938 Price range
      - $4500-9000 90%
      - $90\%
      - $90\%
      - $90\%
   k. Sales demand
      - $ All prices good
      - $ Good
      - $ Good
   l. Activity
      - Good
   m. 1929 Rent range
      - $40-60 100%
      - $100\%
      - $100\%
      - $100\%
   n. 1935 Rent range
      - $30-50 80%
      - $80\%
      - $80\%
      - $80\%
   o. 1938 Rent range
      - $37.50-57.50 95%
      - $95\%
      - $95\%
      - $95\%
   p. Rental demand
      - $ All levels good
      - $ Good
      - $ Good
   q. Activity
      - Good

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

5. CLARIFYING REMARKS:
   Consists of all or parts of 12 subdivisions opened between 1907-1927.
   Portion south of 5th Ave. with few exceptions is zoned for 2-family units.
   Restrictions are operative except in early development.
   Improvements are largely well built two family houses of homogeneous character; sale & rental demand continues good with prices rising. Although there are a few weak spots in the section the area is predominantly "medium blue" with a few blocks of better grade blue.

6. NAME AND LOCATION