AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with some hard pan in spots.
   d. Percentage of land improved 95+.
   e. Trend of desirability next 10-15 yrs. Static.

2. INHABITANTS:
   a. Occupation Business men, junior executives, & skilled artisans.
   b. Estimated annual family income $1800-2400.
   c. Foreign-born families None subversive predominating; Negro None.
   d. Infiltration of None known.
   e. Population is increasing Yes.

3. BUILDINGS:
   a. Type 5-6 room.
   b. Construction Frame, stucco & brick veneer.
   c. Average Age 12 years.
   d. Repair Good.
   e. Occupancy 96%.
   f. Home ownership 63%.
   g. Constructed past yr. 3.
   h. 1929 Price range $5000-6000.
   i. 1935 Price range $3500-4200.
   j. 1938 Price range $4000-4750.
   k. Sales demand Over $4000 only fair.
   l. Activity Fair.
   m. 1929 Rent range $40 - 50.
   n. 1935 Rent range $30 - 35.
   o. 1938 Rent range $37.50 - 45.
   p. Rental demand All prices good.
   q. Activity Good.


5. CLARIFYING REMARKS:
   This is a fairly new area which was subdivided in 1926 and placed on market as speculative development. There was a comparatively large amount of foreclosures during the depression, and re-sale record has been only fair compared to other competing areas. Zoning is 2-family residential, but deed restrictions limit improvements to single-family dwellings. Construction is medium to good quality, and upkeep is creditable. The area is out of the path of the city's present growth, and there is a disposition among realtors to view the district as an over-improvement. The area is accorded a "low blue" grade.

6. NAME AND LOCATION
   Boulevard Terrace B 13.