AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level; no construction hazards.
   b. Favorable Influences. Convenience to schools of all grades, including Junior College which adjoins area on south, churches, trading and recreational areas. Adjacency of one of city's best residential districts.
   c. Detrimental Influences. Limited transportation, Proximity to business and industrial districts.
   d. Percentage of land improved 25%; e. Trend of desirability next 10-15 yrs. Problematical

2. INHABITANTS:
   a. Occupation Small business men, jr. executives, etc.
   b. Estimated annual family income $2400-3600
   c. Foreign-born families - %; None subversive predominating; d. Negro None; %
   e. Infiltration of None; f. Relief families Known
   g. Population is increasing Slowly; decreasing ; static%

3. BUILDINGS:
   a. Type 5 - 6 rooms
   b. Construction Frame & stucco
   c. Average Age 10 Years
   d. Repair Good
   e. Occupancy 97 %
   f. Home ownership 75 %
   g. Constructed past yr. 1
   h. 1929 Price range $6500-6500 100 % $ $ $
   i. 1935 Price range $4500-6000 70 % $ $ $
   j. 1938 Price range $5000-7000 80 % $ $ $
   k. Sales demand $ All prices - fair
   l. Activity Fair
   m. 1929 Rent range $50 - 65 100 % $ $ $
   n. 1935 Rent range $40 - 50 80 % $ $ $
   o. 1938 Rent range $47.50 - 60 95 % $ $ $
   p. Rental demand $ All prices - good
   q. Activity Good


5. CLARIFYING REMARKS: This is a speculative subdivision which was placed on market in 1928. Zoned multi-family residential, but deed restrictions have confined improvements to single-family dwellings, which are of good construction and generally conform to type. Population is generally homogenous, both as to social and income levels. The low percentage of land development, coupled with the diverse influences noted above, precludes a definite estimate as to future trend; the area is, therefore, accorded a provisional "low blue" grade.

6. NAME AND LOCATION College Plaza Tract SECURITY GRADE B AREA NO. 14