1. AREA CHARACTERISTICS:
   a. Description of Terrain. Generally level with no construction hazards. There is a
      low spot on 47th, 48th, and 50th streets, between F and H streets, which sub­
      jects this section to backyard flooding for short periods during a heavy rain­
      fall.
   b. Favorable Influences. Convenience to transportation, schools, churches, and
      trading centers. Proximity to highest grade district in the city. District
devement still supervised by original high-grade subdivider. Homogeneous
population.
   c. Detrimental Influences. Flood water hazard mentioned in 1-a. Maternity hospital
      located northwest of area offers some sales resistance to adjacent property.
   d. Percentage of land improved 80 %; e. Trend of desirability next 10-15 yrs. Up
      to static

2. INHABITANTS: Business & professional men
   a. Occupation & white collar workers; b. Estimated annual family income $ 2100-3600
   c. Foreign-born families Few%; None subversive predominating; d. Negro None ; %
e. Infiltration of ; f. Relief families None
   g. Population is increasing Rapidly; decreasing ; static

3. BUILDINGS:
   a. Type 5 - 6 room
   b. Construction Frame, stucco, brick
   c. Average Age 10 Years
   d. Repair Good
   e. Occupancy 97 %
   f. Home ownership 81 %
g. Constructed past yr. 17
   h. 1929 Price range $ 5000-7500 100% $ 100% $ 100%
i. 1935 Price range $ 4000-6000 80 % $ 80% $ 80%
j. 1938 Price range $ 4500-6750 90 % $ 90% $ 90%
k. Sales demand $ All prices, good
l. Activity Activo
m. 1929 Rent range $ 40 - 60 100% $ 100% $ 100%
n. 1935 Rent range $ 32.50 - 50 80 % $ 80% $ 80%
o. 1938 Rent range $ 37.50 - 55 95 % $ 95% $ 95%
p. Rental demand $ $ $
q. Activity Activo


5. CLARIFYING REMARKS: Area consists of three subdivisions platted in 1926,29 and 1938.
   Population density is below average. Zoned 2-family residential, but owing to deed restrictions, which are adequate and strictly enforced, impro­
   vements are wholly single-family residences. Restrictions west of 45th St. are
   on the point of expiring, but pattern is definitely established and social and
   price level will protect. There is a good demand for property in area, and while
   there is evidence of some cheap construction, generally it is of high grade. The
   area is accorded a "high blue" grade. Hatched portion in eastern part will prob­
   ably develop into a lower grade.

6. NAME AND LOCATION Part of East Sacramento SECURITY GRADE B AREA NO.3