AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain. Level with no construction hazards.
   b. Favorable Influences. Transportation, schools, churches, and trading centers unusually convenient. Homogeneous population and high pride of ownership. Many streets have great beauty and charm. Population density below city average. Proximity to highest grade area in the city.
   c. Detrimental Influences. Quite a sprinkling of large, old residences throughout the area. Those, however, are high maintained.
   d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs Static to down

2. INHABITANTS: Professional & business men
   a. Occupation Sr. & Jr. Executives white collar workers
   b. Estimated annual family income $ 2400-5000 Up
   c. Foreign-born families Few %; None subversive predominating; d. Negro None %
   e. Infiltration of Remote; f. Relief families None known
   g. Population is increasing Slowly; decreasing ; static

3. BUILDINGS:
   a. Type 6-7 rooms West of 30th-2 & 4-fam. Mansion
   b. Construction Frame,brick & stucco Frame & stucco Fram & brick
   c. Average Age 15-20 years 12 years 20-25 years
   d. Repair Good Good Good
   e. Occupancy 98.5 % Whole area - % 100 est. %
   f. Home ownership 73. % " " " % 95 %
   g. Constructed past yr. None
   h. 1929 Price range $ 5000-10,000 100% $ 8000-10,000 100% $ 10,000-15,000 100%
   i. 1935 Price range $ 4000-6000 80 % $ 6400-8000 80 % $ 6000-9000 60 %
   j. 1938 Price range $ 4500-5000 90 % $ 7000-8500 85 % $ 7000-10,500 70 %
   k. Sales demand $ 5000-7000 good $ 7000-8500 fair $ All prices, poor
   l. Activity Good Fair Poor
   m. 1929 Rent range $ 50-100 100 % $ 40-60 100% $ 100-125 100%
   n. 1935 Rent range $ 40-80 80 % $ 32-42.50 70 % $ 60-75 60 %
   o. 1938 Rent range $ 45-70 90 % $ 35-50 80 % $ 70-97.50 70 %
   p. Rental demand $ 50-60 Good $ 35-50 Good $ All levels -poor to fair
   q. Activity Good Good Poor


5. CLARIFYING REMARKS: Composed of 11 sub-divisions opened between 1908 and 1922, three restrictions on early building has expired. Present zoning is one family east of 39th St., 2-family west of 39th, and north of J street multiples are allowed. Housing is 95% one family. Although construction and upkeep is high grade throughout, each subdivision possesses varying styles of architecture. Except for age the eastern part of this area would warrant a first grade rating. Present rating is high blue.

6. NAME AND LOCATION Wright & Kimbrough Addition SECURITY GRADE B AREA NO. 4