### AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. **AREA CHARACTERISTICS:**
   a. **Description of Terrain.** Level with no construction hazards.
   b. **Favorable Influences.** Convenience to schools of all grades. Proximity to Wm. Land Park, Junior College, and areas of higher grade. In line of city's present development.
   c. **Detrimental Influences.** Inadequate transportation, and public utilities, including street improvements. Distance from churches and trading centers. Sparsely improved with heterogeneous architectural types. Outside city with no zoning or deed restrictions.
   d. **Percentage of land improved.** 20%.
   e. **Trend of desirability next 10-15 yrs.** Probably upward.

2. **INHABITANTS:**
   a. **Occupation.** Railway workers and shop employees & laborers.
   b. **Estimated annual family income.** $1200-1500.
   c. **Foreign-born families.** Few%.
   d. **Negro.** None.
   e. **Infiltration of.** Few.
   f. **Relief families.** None predominating.
   g. **Population is increasing.** Slowly.

3. **BUILDINGS:**
   a. **Type.** 4 and 5 rooms.
   b. **Construction.** Frame, rustic, and stucco.
   c. **Average Age.** 15+ Years.
   d. **Repair.** Fair to good.
   e. **Occupancy.** 98%.
   f. **Home ownership.** 70%.
   g. **Constructed past yr.** 1.
   h. **1929 Price range.** $2500-3500. 100%.
   i. **1935 Price range.** $1790-2300. 70%.
   j. **1938 Price range.** $2000-2600. 80%.
   k. **Sales demand.** Poor.
   l. **Activity.** Slow.
   m. **1929 Rent range.** $20 - 30. 100%.
   n. **1935 Rent range.** $15 - 22.50. 70%.
   o. **1938 Rent range.** $17.50-25. 80%.
   p. **Rental demand.** Poor.
   q. **Activity.** Slow.

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

5. **CLARIFYING REMARKS:** Area was prematurely platted many years ago, and the western part is not to exceed 10% developed. The eastern part is more fully developed, many residents being employed by the Western Pacific Railroad. Owing to low percent of land improved, it is not feasible to give a definite grade. The area is accorded a provisional "low yellow" grade with the distinct thought that under proper direction it will reach a much higher grade in the western part.