AREA DESCRIPTION - SECURITY MAP OF Sacramento, Cal.

1. AREA CHARACTERISTICS:
   a. Description of Terrain: Generally level. During periods of high water in the
      western part near levees below grade.
   b. Favorable Influences: Adequate transportation, schools, and trading centers.
   c. Detrimental Influences: Proximity to high river levees upon which are the tracks
      of two railroad lines. Presence of increasing number of Orientals. Heterogeneous
      improvements and population.
   d. Percentage of land improved 50%.
   e. Trend of desirability next 10-15 yrs.

2. INHABITANTS:
   a. Occupation: Very mixed - laborers to white collar workers.
   b. Estimated annual family income $1200-1500.
   c. Foreign-born families 50%; Latin predominating.
   d. Negro.
   e. Infiltration of Orientals, slowly occurring.
   f. Relief families few.
   g. Population is increasing; decreasing; static.

3. BUILDINGS:
   a. Type: Predominating 4-5 room.
   b. Construction: Frame and stucco.
   c. Average Age: Years.
   d. Repair: Fair to good.
   e. Occupancy: 99%.
   f. Home ownership: 65%.
   g. Constructed past yr.: None.
   h. 1929 Price range: $2500-3500.
   i. 1935 Price range: $1750-2500.
   k. Sales demand: All prices - poor.
   l. Activity: Poor.
   m. 1929 Rent range: $20-30.
   n. 1935 Rent range: $15-20.
   o. 1938 Rent range: $20-27.50.
   p. Rental demand: All levels - good.
   q. Activity: Good.

4. AVAILABILITY OF MORTGAGE FUNDS:

5. CLARIFYING REMARKS:
The southern part of this area was subdivided between 1909 and
1912, but deed restrictions have expired. The northern part is hatched and unplatted.
Zoning permits 2-family residences, but improvements consist wholly of small, frame,
single-family dwellings of cheap to moderate quality construction. Maintenance is
remarkably good for this type of neighborhood. This is a border-line or buffer area,
and location has little appeal. It is questionable whether hatched portion of area
will ever be developed as a residential district. The area is accorded a "moderately
red" grade.

6. NAME AND LOCATION: West end Bath Tract, etc.
   SECURITY GRADE: D
   AREA NO.: 7