

AREA DESCRIPTION - SECURITY MAP OF GRAND RAPIDS, NE, Michigan

1. AREA CHARACTERISTICS:

- a. Description of Terrain. High in the southern portion, sloping to Michigan in the north.
- b. Favorable Influences. All city facilities. Good transportation, schools, etc. Near to center of the city.
- c. Detrimental Influences. Age.
- d. Percentage of land improved 100 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:

- a. Occupation White collar; b. Estimated annual family income \$ 1500 to 3500
- c. Foreign-born families None %; None predominating; d. Negro None %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing           ; decreasing           ; static Yes

3. BUILDINGS:

	PREDOMINATING <u>90 %</u>	OTHER TYPE <u>10 %</u>	OTHER TYPE <u>          </u> %
	One family units	Two-family units	
a. Type	<u>1½-2-story</u>	<u>          </u>	<u>          </u>
b. Construction	<u>Frame and BrVeneer</u>	<u>Frame</u>	<u>          </u>
c. Average Age	<u>25</u> Years	<u>30</u> Years	<u>          </u> Years
d. Repair	<u>Fair to good</u>	<u>Fair</u>	<u>          </u>
e. Occupancy	<u>97</u> %	<u>97</u> %	<u>          </u> %
f. Home ownership	<u>65</u> %	<u>60</u> %	<u>          </u> %
g. Constructed past yr.	<u>None</u>	<u>None</u>	<u>          </u>
h. 1929 Price range	\$ <u>4M to 8M</u> <u>100%</u>	\$ <u>6 to 14M</u> <u>100%</u>	\$ <u>          </u> <u>100%</u>
i. 1936 Price range	\$ <u>3M to 6M</u> <u>75 %</u>	\$ <u>4 to 8M</u> <u>62 %</u>	\$ <u>          </u> <u>          </u> %
j. 1937 Price range	\$ <u>3M to 6M</u> <u>75 %</u>	\$ <u>4M to 8M</u> <u>62 %</u>	\$ <u>          </u> <u>          </u> %
k. Sales demand	\$ <u>Fair</u>	\$ <u>Poor</u>	\$ <u>          </u>
l. Activity	<u>Slow</u>	<u>Poor</u>	<u>          </u>
m. 1929 Rent range	\$ <u>30 to 60</u> <u>100%</u>	\$ <u>25 to 40</u> <u>per flat 100%</u>	\$ <u>          </u> <u>100%</u>
n. 1936 Rent range	\$ <u>25 to 50</u> <u>73 %</u>	\$ <u>20 to 35</u> <u>83.5 %</u>	\$ <u>          </u> <u>          </u> %
o. 1937 Rent range	\$ <u>25 to 50</u> <u>73 %</u>	\$ <u>20 to 35</u> <u>83.5 %</u>	\$ <u>          </u> <u>          </u> %
p. Rental demand	\$ <u>Good</u>	\$ <u>Fair</u>	\$ <u>          </u>
q. Activity	<u>Fair</u>	<u>Fair</u>	<u>          </u>

- 4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Fair; b. Home building Poor

5. CLARIFYING REMARKS:

One modern apartment containing eight units has been very successful, and may encourage construction of further similar buildings.