

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

**1. AREA CHARACTERISTICS:**

- a. Description of Terrain. Level; high.
- b. Favorable Influences. All city facilities. Good transportation, schools, etc. Near to center of city.
- c. Detrimental Influences. Age and obsolescence.
- 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 \$1200 to 3 M
- c. Foreign-born families None predominating; d. Negro None %
- e. Infiltration of None; f. Relief families Few
- g. Population is increasing None; decreasing None; static Yes

**3. BUILDINGS:**

	<u>PREDOMINATING</u> <u>85 %</u>	<u>OTHER TYPE</u> <u>15 %</u>	<u>OTHER TYPE</u> <u>      %</u>
	<u>One family units</u>	<u>Two family units</u>	
a. Type	<u>2-story</u>	<u>converted</u>	
b. Construction	<u>Frame</u>	<u>Frame</u>	
c. Average Age	<u>30</u> Years	<u>35</u> Years	<u>      </u> Years
d. Repair	<u>Fair to poor</u>	<u>Fair to poor</u>	
e. Occupancy	<u>97</u> %	<u>96</u> %	<u>      </u> %
f. Home ownership	<u>65</u> %	<u>60</u> %	<u>      </u> %
g. Constructed past yr.	<u>None</u>	<u>None</u>	
h. 1929 Price range	<u>\$ 4M to 8500</u> <u>100%</u>	<u>\$ 6M to 12M</u> <u>100%</u>	<u>\$</u> <u>      </u> <u>100%</u>
i. 1936 Price range	<u>\$ 2500 to 6 M</u> <u>66.66%</u>	<u>\$ 4M to 8M</u> <u>66 %</u>	<u>\$</u> <u>      </u> <u>      %</u>
j. 1937 Price range	<u>\$ 2500 to 6 M</u> <u>66.66%</u>	<u>\$ 4M to 8M</u> <u>66 %</u>	<u>\$</u> <u>      </u> <u>      %</u>
k. Sales demand	<u>\$ Poor</u>	<u>\$ Poor</u>	<u>\$</u> <u>      </u>
l. Activity	<u>None</u>	<u>None</u>	
m. 1929 Rent range	<u>\$ 25 to 60</u> <u>100%</u>	<u>\$ 20 to 50 flat</u> <u>100%</u>	<u>\$</u> <u>      </u> <u>100%</u>
n. 1936 Rent range	<u>\$ 20 to 45</u> <u>77.5 %</u>	<u>\$ 15 to 35 "</u> <u>72.5 %</u>	<u>\$</u> <u>      </u> <u>      %</u>
o. 1937 Rent range	<u>\$ 20 to 45</u> <u>77.5 %</u>	<u>\$ 15 to 35 "</u> <u>72.5 %</u>	<u>\$</u> <u>      </u> <u>      %</u>
p. Rental demand	<u>\$ Good</u>	<u>\$ Fair</u>	<u>\$</u> <u>      </u>
q. Activity	<u>Fair</u>	<u>Slow</u>	

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

**5. CLARIFYING REMARKS:** Demand for large old converted residences is diminishing. Present obtainable rentals offer very unattractive returns.