

AREA DESCRIPTION - SECURITY MAP OF GRAND RAPIDS, W -NW, Michigan

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level.

b. Favorable Influences.

All city facilities; schools, transportations, etc; good.

c. Detrimental Influences.

Substantial age of good portion of structures.

d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Static to down.

2. INHABITANTS:

a. Occupation Laboring; b. Estimated annual family income \$ 800 to 2 M

c. Foreign-born families 10 %; Holland predominating; d. Negro None, %

e. Infiltration of None; f. Relief families None

g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

PREDOMINATING 80 % OTHER TYPE 20 % OTHER TYPE %

	<u>PREDOMINATING 80 %</u>	<u>OTHER TYPE 20 %</u>	<u>OTHER TYPE</u> <u> </u> %
a. Type	<u>One family units</u>	<u>Two family units</u>	<u> </u>
b. Construction	<u>Frame</u>	<u>Frame</u>	<u> </u>
c. Average Age	<u>12-45 Years</u>	<u>20-30 Years</u>	<u> </u> Years
d. Repair	<u>Fair to poor</u>	<u>Fair to poor</u>	<u> </u>
e. Occupancy	<u>96 %</u>	<u>95 %</u>	<u> </u> %
f. Home ownership	<u>60 to 70 %</u>	<u>70 %</u> <u>None</u>	<u> </u> %
g. Constructed past yr.	<u>2; semi bungalows, frame</u> <u>@ \$4M to \$5M</u>	<u> </u>	<u> </u>
h. 1929 Price range	<u>\$ 2500 to 5M 100%</u>	<u>\$ 3M to 6500 100%</u>	<u>\$</u> <u> </u> <u>100%</u>
i. 1936 Price range	<u>\$ 2 M to 4M 80%</u>	<u>\$ 2500 to 4500 76%</u>	<u>\$</u> <u> </u> <u> </u> %
j. 1937 Price range	<u>\$ 2 M to 4M 80%</u>	<u>\$ 2500 to 4500 76%</u>	<u>\$</u> <u> </u> <u> </u> %
k. Sales demand	<u>\$ Poor</u>	<u>\$ Poor</u>	<u>\$</u> <u> </u>
l. Activity	<u>Little</u>	<u>Little</u>	<u> </u>
m. 1929 Rent range	<u>\$ 20 to 35 100%</u>	<u>\$ 20 to 30 flat 100%</u>	<u>\$</u> <u> </u> <u>100%</u>
n. 1936 Rent range	<u>\$ 15 to 30 80%</u>	<u>\$ 15 to 25 69%</u>	<u>\$</u> <u> </u> <u> </u> %
o. 1937 Rent range	<u>\$ 15 to 30 80%</u>	<u>\$ 15 to 25 69%</u>	<u>\$</u> <u> </u> <u> </u> %
p. Rental demand	<u>\$ Fair</u>	<u>\$ Fair</u>	<u>\$</u> <u> </u>
q. Activity	<u>Fair</u>	<u>Fair</u>	<u> </u>

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

5. CLARIFYING REMARKS:

Mixture of old and fairly new modest dwellings.
Substantial number of doubles -- both new and converted.

6. NAME AND LOCATION NORTHWEST -- LEONARD-ALPINE SECURITY GRADE C AREA NO. 19