1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

b	. Favorable Influences. Highly restricted residential area, incorporated as Miami
	Shores, zoned for residential, growth is slow, but type of construction and inhabitant
	is of very high type. Adequate recreation centers, golf course now under construction,
	good bus transportation, schools, streets adequately landscaped and maintained.

c. Detrimental Influences.

None

		references of fam.	a mproved	<i>,</i>	11000 01 0001111			Part of	
2.	a.	Occupation Profes		_; b.					
	c.	Foreign-born fami	lies0 %;		None pred	ominat	ing; d. Negro_	None;	%
	e.	Infiltration of	None	_; f.	Relief families	None			
	g.	Population is inc	reasing_Slowly	_; decr	easing	;	static		
3.	BUI	LDINGS:	PREDOMINATING		OTHER TYPE _	30 %	OTHER TYPE	20	_ %
	a.	Туре	1 & 2 sty sing	gles	1 sty sgls		2 sty sgls.		
	b.	Construction	<u>CBS</u>		<u>CBS</u>		<u>CBS</u>		
	c.	Average Age	<u>1 - 4</u> Years		12 Years		1%ears		
	d.	Repair	Excellent		Good		Good		
	e.	Occupancy	%		100 %		100 %		
	f.	Home ownership	70 %		85%		80 %		
	g.	Constructed past	yr. <u>40(6000-150</u> 0	00)	None		None		
	h.	1929 Price range	\$ None	100%	\$_3500-5000	100%	\$_5000-12000		100%
	i.	1935 Price range	\$6500-22,500	%	\$4000 <u>-5250</u> _	110%	\$6000-18000	13!	%
	j.	1938 Price range	\$6000-20000	%	\$3750-5000	104%	\$ 5000-16000	117,	%
	k.	Sales demand	\$_Good		\$_Fair		\$Fair		
	1.	Activity	Fair		Fair		Fair		
	m.	1929 Rent range	\$	100%	\$35 - 40	100%	\$ 45 - 55		100%
	n.	1935 Rent range	\$_40 - 60	%	\$40 - 45	113%	\$ 50 - 60	110	%
	.0.	1938 Rent range	\$_40 - 60	%	\$40 - 45	113%	\$ 50 - 60	_ 110	%
	p.	Rental demand	\$_Good		\$Good		\$_Fair_		
	q.	Activity	Good		Good		Fair		
4.	AVA	ALLABILITY OF MORTO	GAGE FUNDS: a.	Home p	urchase Ample	_; b.	Home building _	Ample	
5.	CLA	RIFYING REMARKS:							

Peak sales prices occurred in July of 1937

AREA CHARACTERISTICS:

a. Description of Terrain.

Rolling to Level

Zoned for residential, well restricted, close to good bus transportation, reasonably accessible to grammar and high schools, churches and business centers close to area. Dockage facilities for small boats available.

c. Detrimental Influences.

None

	a.	Percentage of lan	id improved 45	%; e.	Trend of desira	bility	next 10-15 yrs	up-rapri	779
2.	INH.	ABITANTS: Execut Occupation profes	cives, semi-exec sional	utives &	Estimated annua	l famil	y income \$_300	00-10000	
	c.	Foreign-born fami	lies <u>10</u> %;	Cubans	pre	dominat	ing; d. Negro	None;	%
	e.	Infiltration of_	None	_; f.	Relief families	None			
	g.	Population is inc	creasing rapidly	_; decr	easing	;	static		939
3.	BUI	LDINGS:		75		15		, 10	
			PREDOMINATING	The second		15 %	3	4	%
	a.	Туре	1 sty singles	4	1 sty singles		2 sty sin	ngles	
	b.	Construction	CBS		CBS		C B S		
	c.	Average Age	Years		Years		12Years		
	d.	Repair	Good		Good		Good		
	e.	Occupancy	100 %		100 %		100	5	
	f.	Home ownership	90 %		70 %		70 9	5	
	g.	Constructed past	yr30 (5000-90	00)	None		None		
	h.	1929 Price range	\$	100%	\$ <u>3500-5000</u>	100%	\$_5000-6000		100%
	i.	1935 Price range	\$_5500-10000	%	\$_4000-6000	%	\$_6000-8000		%
	j.	1938 Price range	\$_5000-9000	%	\$ 3750-5500	%	\$ 5000-7500		%
	k.	Sales demand	\$_Good		\$_Fair		\$Fair		
	1.	Activity	Good		Fair		Fair		
	m.	1929 Rent range	\$	100%	\$ 35 - 40:	100%	\$ 45 - 60.		100%
	n.	1935Rent range	\$ <u>50 - 75</u>	%	\$ 40 - 55	%	\$ 50 - 65		%
	.0.	1938Rent range	\$_50 - 75	%	\$_40 - 55	%	\$ 50 - 65		%
	p.	Rental demand	\$ Good		\$_Fair		\$Fair		
	q.	Activity	Good		Fair		Fair		
4.	AVA	ILABILITY OF MORTO	GAGE FUNDS: a.	Home pu	rchase Ample	_; b.	Home building	Ample	
	CTA	DIEVING DEMADES.							

. AREA CHARACTERISTIC	S	3
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Description of Terrain.

Level

b.	Favorable	Influences.

Zoned for residential, highly restrict i, close to adequate bus transportation and reasonably so to schools, churches and community stores.

c. Detrimental Influences.

None

	d.	Percentage of lan	d improved 75 %;	e. '	Trend of desira	bility n	ext 10-15 yrs	Up-rapid
2.	INHA	ABITANTS: Executi Occupation busines	ves, semi-executions & professional	ives,	Estimated annua	l family	7 income \$ 10	000
	c.	Foreign-born fami	lies_0 %;	None	pre	dominati	ng; d. Negro	None;%
	e.	Infiltration of_	None	f. 1	Relief families	None		
	g.	Population is inc	reasing rapidly	decr	easing	;	static	
3•	BUII	LDINGS:	PREDOMINATING _	80 %	OTHER TYPE	20 %	OTHER TYPE	%
	a.	Туре	2 sty singles		2 sty single	s		
	b.	Construction	C B S		<u>CBS</u>			
	c.	Average Age	2 Years		12Years		Years	
	d.	Repair	Good		Good			
	e.	Occupancy	90 %		9		%	
	f.	Home ownership	%		90 %		%	
	g.	Constructed past	yr. 10 (3000-200	000)	<u>Nône</u>			
	h.	1929 Price range	\$	100%	\$ <u>7500-15000</u>	100%	\$	100%
	i.	1935 Price range	\$ 10000-25000	%	\$ 8500-16000	110%	\$	%
	j.	1938 Price range	\$_10000-25000	%	\$_8000-16000	107%	\$	<u> </u>
	k.	Sales demand	\$_Fair		\$_Fair		\$	
	1.	Activity	Fair		Fair			
	m.	1929 Rent range	\$ None	100%	\$_50-60	100%	\$	100%
	n.	1935Rent range	\$_40-65	%	\$_55-65	109%	\$	%
	0.	1938Rent range	\$_40-65	%	\$_55-65	109%	\$	
	p.	Rental demand	\$_Good		\$_Fair		\$	
	q.	Activity	Good		Fair			
4.	AVA	AILABILITY OF MORTO	GAGE FUNDS: a.	Home pu	rchase Ample	_; b.	Home building_	Ample

5. CLARIFYING REMARKS:

-	AREA CHARACTERISTICS:	
10	ARDA CHARACIERIOIIOS:	
	a Description of Torrain	

С.	Detrimental Influ	ences.					
			w land a	nd the shore 1	ine not	bulkheaded	
d.	Percentage of lan			Trend of desira	bility	next 10-15 yrs	Up-slowi
INH	ABITANTS: highe	ness & professio er bracket cleri	cal	Patinoted annua	1 4		-6000
	Occupation		4,04				
	Foreign-born fami	None					
е.	Infiltration of Population is inc	Slowly	_; I.	Relief families		atatio	
		reasing	_; aecr	easing	,	Static	A PAC
BUI	LDINGS:	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	
a.	Туре						
b.	Construction						
с.	Average Age	Years		Years		Years	
d.	Repair						
e.	Occupancy	%		%		%	
f.	Home ownership	%		%		%	
g.	Constructed past	yr					
h.	1929 Price range	\$	100%	\$	100%	\$	100
i.	Price range	\$	%	\$	%	\$	
j.	Price range	\$	%	\$	%	\$	
k.	Sales demand	\$		\$		\$	
1.	Activity						
m.	1929 Rent range	\$	100%	\$	100%	\$	100
n.	Rent range	\$	%	\$	%	\$	
0.	Rent range	\$	%	\$	%	\$	
p.	Rental demand	\$		\$		\$	
q.	Activity						
AV	AILABILITY OF MORTO	GAGE FUNDS: a.	Home pu	rchase	_; b.	Home building_	

Surfside, Florida A _ SECURITY GRADE _____ AREA NO. ___ 6. NAME AND LOCATION_

AREA DESCRIPTION - SECURITY MAP OF ______

•	AREA	CHARACTERISTICS:
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a. Description of Terrain.

Level, filled in land; bulkheading completed around Isle.

b. Favorable Influences.

Close to bathing beach, adequate bus transportation, community shopping centers.

- c. Detrimental Influences. Distance from Miami. This is a rather outlying development which depends on Miami people to populate it. Distance from schools and churches.
- Percentage of land improved 15 %; e. Trend of desirability next 10-15 yrs. Up Business, professional & Occupation higher bracket clerical, b. Estimated annual family income \$ 3000-5000 Foreign-born families ___ %; _ None ___ predominating; d. Negro_None;__ None · None ; f. Relief families ____ Infiltration of Population is increasing moderately decreasing _; static_ BUILDINGS: PREDOMINATING _____% OTHER TYPE _____% OTHER TYPE Type

 - 1. Activity ______

AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase _____; b. Home building _

5. CLARIFYING REMARKS:

This is a boom-time development which remained static for a number of years, but since 1935 it has experienced considerable growth, probably five times as many houses have been built there in the last two years than were built at any time during the entire previous period of development. Approximately 60 houses, some apartments and community stores; price range of houses from \$5,000 to \$7,500.

6. NAME AND LOCATION Normandy Isle, Miami Beach, Fla. SECURITY GRADE A AREA NO. 5

AREA	CHARACTE	ERISTICS:

a. Description of Terrain.

Level, filled in land and bulkhead.

b. Favorable Influences.

Zoned for residential and highly restricted.

c. Detrimental Influences.

None

	d.	Percentage of land	d improved 18 %	; e.	Trend of desiral	oility 1	next 10-15 yrs	Up-slowl,
	INH a.	ABITANTS: Occupation Profess	sional, executive	es b.	Estimated annual	l family	y income \$_8000	0-12000
	c.	Foreign-born fami						
		Infiltration of						
		Population is inc						
	BUI	LDINGS:	PREDOMINATING	%	OTHER TYPE _	%	OTHER TYPE	%
	a.	Туре						
	b.	Construction						
	с.	Average Age	Years		Years		Years	
	d.	Repair						
	e.	Occupancy	%		%		%	
	f.	Home ownership	%		%		%	
	g.	Constructed past	yr		-			
	h.	1929 Price range	\$	100%	\$	100%	\$	
	i.	Price range	\$	%	\$	%	\$	%
	j.	Price range	\$	%	\$	%	\$	%
	k.	Sales demand	\$		\$		\$	
	1.	Activity						
	m.	1929 Rent range	\$	100%	\$	100%	\$	100%
	n.	Rent range	\$	%	\$	%	\$	%
	0.	Rent range	\$	%	\$	%	\$	%
	p.	Rental demand	\$		\$		\$	
	q.	Activity						
4.	AVA	AILABILITY OF MORTO	GAGE FUNDS: a.	Home pu	rchase	_; b.	Home building_	
	-							

5. CLARIFYING REMARKS:

These islands are very favorably and desirably located, close to bathing beaches, highly restricted. This is a distinctly desirable area and is set apart from the rest of the community. La Gorce Island has just commenced to show activity the last 2 or 3 years, during which time some very beautiful and desirable homes have been erected. About 40 homes in these islands, ranging from \$12,000 to \$35,000. Approximately one half of the owners of these properties are winter residents.

6	NAME AND LOCATION	La Gorce and Allison Islands,	CROTTOTAV	OD ADD A	ADDA NO	,
0 .	NAME AND LOCATION.	Miami Beach, Florida	SECURITY	GRADE _A	AREA NO	6

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

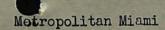
b. Favorable Influences.

This is the most exclusive and desirable ocean front property on Miami Beach. Here are located some of the finest estates. It is close to bus transportation, zoned for residences and highly restricted.

c. Detrimental Influences.

None

	d.	Percentage of land	d improved <u>70</u> %; e.	Trend of desirat	oility i	next 10-15 yrs.	мос. ир
	INHA	ABITANTS: High s Occupation retire	salaried executives ed capitalists; b.	Estimated annual	famil	y income \$_5000	0-100000
	c.	Foreign-born fami	lies%;	None pred	lominat	ing; d. Negro	None ;%
	e.	Infiltration of	None ; f.	Relief families			
	g.	Population is inc	reasing Mod.rapid dec	reasing	;	static	
	BUII	LDINGS:	PREDOMINATING 100 %	OTHER TYPE _	%	OTHER TYPE	
	a.	Туре	2 & 3 sty single				
	b.	Construction	— C B S				
	c.	Average Age	1 - 6 Years	Years		Years	
	d.	Repair	-Excellent				
	e.	Occupancy	100 . %	%		%	
	f.	Home ownership	100 %	%		%	
	g.	Constructed past	yr. <u>3 (150000-</u> 2 5 0000)				
	h.	1929 Price range	\$None100%	\$	100%	\$	100%
	i.	1935 Price range	\$150000~300000_%	\$	%	\$	%
	j.	1938 Price range	\$_150000-300000_%	\$	%	\$	%
	k.	Sales demand	\$Poor	\$		\$	
	1.	Activity	Poor				
	m.	1929 Rent range	\$ None 100%	\$ \$	100%	\$	100%
	n.	1935 Rent range	\$	\$ \$	%	\$	%
	0.	1938 Rent range	\$None	\$ \$	%	\$	%
	p.	Rental demand	\$None	\$		\$	
	q.	Activity	None				
4.	AVA	AILABILITY OF MORT	GAGE FUNDS: a. Home p	ourchase <u>Ample</u>	_; b.	Home building _	Ample
5.	CL	ARIFYING REMARKS:					



1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

b. Favorable Influences. Miami Beach residences, close to good bus transportation, parks and playgrounds. Close to private and public bathing beaches, community shopping centers, theatres, night clubs; Ideal private docking facilities are connected with many of the larger estates along the various waterways.

			No detrimen						
	d.	Percentage of land	d improved $\frac{60}{3}$;	e. 7	Trend of desira	ability n	lext 10-15 yrs.	Up-rapid	
	INH.	a . e moti	ives, professionared capitalists;	b. I	Estimated annua	al family	7 income \$ <u>800</u> 0) to 50000	
	c.	Foreign-born fami	lies%;	None	pre	edominati	ing; d. Negro	None;	_%
	e.	Infiltration of	None ;	f. I	Relief families	s	None		
	g.	Population is inc	reasing Mod.rapi	decre	easing	;	static		
	RIII	LDINGS:							
•	DOL	LDINGS.	PREDOMINATING _	60 %	OTHER TYPE	25 %	OTHER TYPE	15	_ %
	a.	Туре	2 sty single		1 sty sing	le	_1 & 2 sty st		
	b.	Construction	CBS		CBS		CBS_	apts.	
	c.	Average Age	<u>1 - 6 Years</u>		1 - Bears		<u>6 - 15</u> Years		
	d.	Repair	Excellent		Excellent		_Excellent_		
	e.	Occupancy 100% d	uring winter %		100%		90 %		
	f.	Home ownership	90 %		90 %		90 %		
	g.	Constructed past	yr. 100 (12000-50	0000)	50 (12000-200	000)	None		
	h.	1929 Price range	\$ None	100%	\$ No sales	100%	\$None		100%
	i.	1935 Price range	\$ <u>15000-75000</u> _	%	\$_10000-20000	%	\$_15000-50000	137	%
	j.	1938 Price range	\$ 15000-75000	%	\$ 10000-20000	%	\$_15000-50000	137	%
	k.	Sales demand	\$Fair		\$Fair_		\$ Moderate		
	1.	Activity	Fair		Fair		Moderate		
	m.	1929 Rent range	\$None*	100%	\$None*	100%	\$None*		100%
	n.	1935 Rent range	\$	%	\$	%	\$		%
	0.	1938 Rent range	\$	%	\$	%	\$		%
	p.	Rental demand	\$		\$		\$		
	q.	Activity	*		*		*		
4.	AV	AILABILITY OF MORTO	GAGE FUNDS: a. 1	Home pu	rchase Ample	; b.	Home building_	Ample	

CLARIFYING REMARKS:

Dade Blvd. to LaGorce Island 6. NAME AND LOCATION Sunset Islands - Miami Beach, Fla. SECURITY GRADE A AREA NO. 8

^{*}A number of the houses are locally owned and are vacated by their owners during the Winter season and rented furnished, rentals ranging from \$1500 to \$5000 for the season.

1.	AREA	CHAR	ACTER	ISTI	CS:
----	------	------	-------	------	-----

a. Description of Terrain.

Level - This is all filled in land - properly and adequately bulkheaded.

b.	Favorable	Influences.
	- alot apte	THIT TOUGHT

Zoned for residences and highly restricted, Hibiscus, Palm & Star Islands have 10¢ bus or street car fare and Sqn Marco, San Marino Dilido, Rivo Alto have 15¢ jitney fare. Transportation of this kind is used Depressively by the servants and help employed by the residents of

the Islands.

	d	Property on the Percentage of lan	se Islands is sub				ot.	
					irenu or desirab	ility	raph	
2.	INH.	ABITANTS: Profes Occupation & reti	sional men, execu red capitalists;	tives b. 1	Estimated annual	family	y income \$ 10,000	
	c.	Foreign-born fami	lies%;	None	pred	ominat	ing; d. Negro <u>No</u>	ne;%
		Infiltration of						
		Population is inc						
3.		LDINGS:						
,			PREDOMINATING _	75%	OTHER TYPE	25 %	OTHER TYPE	%
	a.	Туре	2 sty single		1 sty single		-	
	b.	Construction	C B S		CBS			
	c.	Average Age	1 - 5 Years		1-15Years		Years	
	d.	Repair	Excellent		Excellent			
	e.	Occupancy	95%		95%		%	
	f.	Home ownership	95%		95_%		%	
	g.	Constructed past	yr. 35 (12,000-25	,000)	5 (7,000-12,00	0)		
	h.	1929 Price range	\$_None	100%	\$ <u>7,000-13,00</u> 0 _	100%	\$	100%
	i.	1935 Price range	\$_15,000-30,000	%	\$8,000-15,000 -	115%	\$	%
	j.	1938 Price range	\$_15,-30,000	%	\$8,000-15,000 _	115%	\$	%
		Sales demand						
	1.	Activity	Fair		Fair			
	m.	1929 Rent range	\$ None *	100%	\$ None*	100%	\$	100%
	n.	1935 Rent range	\$ "	%	\$ "	%	\$	9
	0.	1938 Rent range	\$ "	%	\$ <u>"</u>	%	\$	9
		Rental demand	\$, A	\$ <u>"</u>	*	\$	
	p.	Activity	11		Ψ <u></u>			
	q.		AL PERMIT	u			Vome buildi	
4.	AVI	AILABILITY OF MORTO	GAGE FUNDS: a. 1	nome pu	rchase Ample	-, D.	Home buildingAm	bre

CLARIFYING REMARKS:

*A number of the houses are locally owned and are vacated by their owners during the winter season and rented furnished, rentals ranging from \$600 to \$3000 for the season.

San Marco, San Marino, DiLido,
Rivo Alto, Hibiscus, Palm & Star

6. NAME AND LOCATION Islands, Miami Beach, Florida SECURITY GRADE A AREA NO. 9

1.	AREA	CHARA	CTER	ISTICS	•
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a. Description of Terrain.

Level and rolling

- b. Favorable Influences. Zoned for residences, highly restricted, close to good bus transportation, schools and downtown Miami business section.
- c. Detrimental Influences.

None

	d.	Percentage of land	d improved 30% ;	e. T	rend of desirabi	lity n	ext 10-15 yrs.	Mod.Up
2.	a.	ABITANTS: Profess Occupation execution capital	ves and retired;				60 00	10
	c.	Foreign-born family	lies%;	None	predo	ominati	ng; d. Negro_	None;%
	e.	Infiltration of	None ;	f. F	Relief families_		None	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	g.	Population is inc	reasing Slowly;	decre	easing	;	static	
3.	BUII	LDINGS:	PREDOMINATING _	<u>70</u> %	OTHER TYPE	<u>3</u> 0%	OTHER TYPE	%
	a.	Туре	2 sty single		1 & 2 sty singl	е		
	b.	Construction	C B S		CBS			
	c.	Average Age	1 <u>2-25</u> Years		1 - 4 Years		Years	
	d.	Repair	Excellent		Excellent			
	e.	Occupancy	100 %		100 %		%	
	f.	Home ownership	100 %		100 %		%	
	g.	Constructed past	yr. None		15 (6,000-15,000	0)		
	h.	1929 Price range	\$ <u>7500-75,000</u>	100%	\$None	100%	\$	100%
	i.	1935 Price range	\$10,000-100,000	133%	\$ <u>7,500-18,0</u> 00_	%	\$	<u> </u>
	j.	1938 Price range	\$ 10,000-100,000	133%	\$ <u>7,500-18,0</u> 00_	%	\$	<u>%</u>
	k.	Sales demand	\$Fair		\$Fair_		\$	
	1.	Activity	Fair		Fair_			
	m.	1929 Rent range	\$None	100%	\$None	100%	\$	100%
	n.	1935 Rent range	\$	%	\$	%	\$	%
	0.	1938 Rent range	\$	%	\$	%	\$	······································
	p.	Rental demand	\$		\$		\$	
	q.	Activity	п		11			
4.	3	AILABILITY OF MORT	GAGE FUNDS: a. F	lome pu	rchase Ample	.; b.	Home building_	Ample
	-							1878 Per 1870

5. CLARIFYING REMARKS:

. AREA CHARACTERI	ST	CS:	
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a. Description of Terrain.

Level

b.	Favorable Infl				
		Zoned fo	r residential	and moderatel	y restricted.
		Close to goo	d bus transpor	rtation, schoo	1s and community

shopping centers.

None

	d.	Percentage of land	d improved 30%;	e.	Trend of desirab	ility n	ext 10-15 yrs.	Up- rapid
2.	INHI a.	ABITANTS: Profess Occupation Semi-	sional men executives ;	b.	Estimated annual	family	income \$ 4,0	
		Foreign-born fami						
	e.	Infiltration of	None ;	f.	Relief families	Non	ne	
	g.	Population is inc	reasing rapidly;	decr	easing	;	static	
3.	BUII	LDINGS:	PREDOMINATING _	100%	OTHER TYPE	 %	OTHER TYPE	%
	a.	Туре	1 & 2 sty sing	les				
	ъ.	Construction	CBS					
	c.	Average Age	1 - 5 Years		Years		Years	
		Repair	Excellent					
	e.	Occupancy	100 %		%		%	
	f.	Home ownership	70 %		%		%	
	g.	Constructed past	yr. 20 (5,000-8,0	00)				
	h.	1929 Price range	\$_None	100%	\$	100%	\$	100%
	i.	1935rice range	\$ 6,000-10,000	%	\$	%	\$	%
	j.	1938rice range	\$ 6,000-10,000	%	\$ <u>·</u>	% ·	\$	%
	k.	Sales demand	\$_Fair		\$	•	\$	
	1.	Activity	Fair					
	m.	1929 Rent range	\$	100%	\$	100%	\$	100%
	n.	1935ent range	\$ 35 - 50	%	\$	%	\$	%
	0.	1938ent range	\$ 35 - 50	%	\$	%	\$	%
	p.	Rental demand	\$Fair		\$		\$	
	q.	Activity	Fair				S. S. S. S. S.	
4.	AVA	ILABILITY OF MORTG	GAGE FUNDS: a. I	lome p	urchase Ample	; b. I	Home building	Ample
۲.	CLA	RIFYING REMARKS.						

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

- b. Favorable Influences. Zoned for single family residence except on S.W. 3rd Ave. where multi-family residences are permitted, moderately restricted, bus transportation ample, schools, churches and shopping centers easily accessible.
- c. Detrimental Influences.

None

	d.	Percentage of land	d improved 40 %	; e.	Trend of design	rability n	ext 10-15 yrs	
2.	INH.	ABITANTS: Semi-ex Occupation & high	cecutives, profes	sional; b.	men Estimated ann	nal family	income \$3,0	rapid 00-6,000
	c.	Foreign-born fami	lies%;	None	p	redominati	ng; d. Negro	None ;%
	e.	Infiltration of	None	; f.	Relief famili	esN	one	
	g.	Population is inc	reasing Rapidly	; decr	easing	;	static	
	BUI	LDINGS:	PREDOMINATING	_100 %	OTHER TYPE	%	OTHER TYPE	%
	a.	Туре	1 & 2 sty sing	lė				
	b.	Construction	- C B S					
	с.	Average Age	1 to 4 Years		Years		Years	
	d.	Repair	Excellent					
	e.	Occupancy	100_%		%		%	
	f.	Home ownership			<u> </u>		9	
	g.	Constructed past	yr.7 <u>5 (4,000-1</u> 0,0	000)				
	h.	1929 Price range	\$None	100%	\$	100%	\$	100%
	i.	1935 Price range	The state of the s		\$			%
	j.	1938 Price range	\$5,000-12,000	%	\$	%	\$	%
	k.	Sales demand	\$_Good		\$		\$	
	1.	Activity	Good					
	m.	1929 Rent range	\$_None	100%	\$	100%	\$	100%
	n.	1935 Rent range	\$ <u>"</u>	%	\$	%	\$	%
	0.	1938 Rent range	\$ 40-75	%	\$	%	\$	%
	p.	Rental demand	\$		\$		\$	
	q.	Activity	Fair					
4 •	AVA	AILABILITY OF MORTO	GAGE FUNDS: a.	Home p	rchase <u>Ample</u>	; b.	Home building	Ample

5. CLARIFYING REMARKS:

This is the most rapidly developing section in Metropolitan Miami. There is a small percentage of these houses that are speculatively built and are available for rent but the percentage of this type to the other is so small that it is not given consideration in the above analysis.

 AREA CHARACTERISTIC 	1.	AREA	CHARA	CTERI	STIC	S
---	----	------	-------	-------	------	---

a. Description of Terrain.

Level

b.	Favorable Influences.		
		Zoned for single family and multi-family residences,	
	moderately restricted, churches and schools.	close to good bus transportation, community shopping center	S

c. Detrimental Influences.

-	u	,,,	

	d.	Percentage of land	d improved_50_%;	e. 7	frend of desira	bility n	ext 10-15 yrs	
2.	INH.	ABITANTS: Busine Occupation and cl	ess Executives	; b. I	Estimated annua	al family	income \$_2,50	rapid
	c.	Foreign-born fami	lies_ <u>10</u> %;	Cu	ibans pre	edominati	ng; d. Negro	_None;%
	e.	Infiltration of	Cubans	; f. 1	Relief families	3	None	
	g.	Population is inc	reasing Rapidly	; decr	easing	;	static	
3.	BUI	LDINGS:	PREDOMINATING _	100%	OTHER TYPE		OTHER TYPE	%
	a.	Туре	1 & 2 sty singl	.e				
	b.	Construction	<u>св'</u>					
	с.	Average Age	1 to 4 Years		Years		Years	
	d.	Repair	Excellent					
	e.	Occupancy	%		%		%	
	f.	Home ownership	%		%		%	
	g.	Constructed past	yr. <u>40 (4,000-1</u> 2,	(000)				
	h.	1929 Price range						
		1935 Price range						
	j.	1938 Price range	\$_5,000-14,000-	%	\$	%	\$	<u> </u>
	k.	Sales demand	\$Bood		\$		\$	
	1.	Activity	Good		1			
	m.	1929 Rent range	\$_None	100%	\$	100%	\$	100%
	n.	1935Rent range	\$_None	%	\$	%	\$	%
	0.	1938Rent range	\$40-60	%	\$	%	\$	
	p.	Rental demand	\$Fair		\$		\$	
	q.	Activity	Fair					
4.	AVA	AILABILITY OF MORTO	GAGE FUNDS: a.	Home pu	rchase Ample	; b.	Home building.	Ample

5. CLARIFYING REMARKS:

There is a small percentage of these houses that are speculatively built and are available for rent but the percentage of this type to the other is so small that it is not given consideration in the above analysis.

		Newly developed portion of	Old	
6.	NAME AND LOCATION	Shenandoah and immediately	adjacent SECURITY GRADE	AREA NO
	1112 200122011	property, Miami, Florida	A DESCRIPTION A	17

			DESCRIPTION -	SECUI	RITY MAP OF_	метгоро.	Litan Miami	
		CHARACTERISTICS: Description of Te	rrain.					
			Level					
	b.	Favorable Influence	ces.			_4_4	a mi	
		section located	Zoned for res d on both banks of ng facilities and	the C	s and highly re oral Gables Car	nal and	on account of	the
	с.	Detrimental Influe	ences. sirable	and s	everal very fir banks of the ca	ne homes	s have recently	been
		None	bullo	on one	boning of the co			
	d.	Percentage of land	d improved 5%;	e. T	rend of desirat	ility 1	next 10-15 yrs.	Up- slow
2.	INH.	ABITANTS: Occupation Profess	sional & business	b. E	stimated annual	family	income \$ 10,0	00-
		Foreign-born fami					20,00	00
		Infiltration of						
		Population is inc						
3.	BUI	LDINGS:	PREPARENTALIA	~	OWNED WADE	a	OTHER TYPE	%
		Tuna	PREDOMINATING _	%	OTHER TYPE _		OTHER TITE	
	а. b.	Type Construction						
		Average Age	Years		Years		Years	
	d.	Repair					To be a second	
	e.	Occupancy	%		%		%	
	f.	Home ownership	%		%		%	
	g.	Constructed past	yr				2 30 30	
	h.	1929 Price range	\$	100%	\$	100%	\$	100%
	i.	Price range	\$	%	\$	%	\$	%
	j.	Price range	\$	%	\$	%	\$	%
	k.	Sales demand	\$		\$		\$	
	1.	Activity						
	m.	1929 Rent range						
	n.	Rent range	\$					
	0.	Rent range	\$	%		%		
	p.	Rental demand	\$		\$		\$	
	q.	Activity	CACR PINING: I	T			W 1:14:	
4.		ALLABILITY OF MORTO	JAGE FUNDS: a. I	iome pu	rcnase	_; b.	nome building _	
5.	نان	ARIFYING REMARKS:				man a	an an the series	t m
		are approximat	owner built, then tely 10 houses ran	re are	no rentals and n price from 12	2,000 to	25,000	· There

Coral Gables, Extreme Southern Soc.

6. NAME AND LOCATION Coral Gables, Florida SECURITY GRADE A AREA NO. 1/

. AREA	CHARACTERISTICS:
--------	------------------

a. Description of Terrain.

Level and well landscaped.

b. Favorable Influences.

Zoned for single family residences and moderately restricted. Close to good bus transportation.

c. Detrimental Influences.

None

a. Occupation Business executives, professional men & high type clerks, b. Estimated annual family income \$2,500	
20,000	
c. Foreign-born families 10%; Latins predominating; d. Negro Non	e;%
e. Infiltration of Latins; f. Relief families None	
g. Population is increasing Mod.rapid decreasing; static; static	
BUILDINGS: PREDOMINATING 5% OTHER TYPE 50 % OTHER TYPE	%
a. Type <u>1 & 2 sty single</u> <u>1 & 2 sty single</u>	
b. Construction <u>CBS</u> <u>CBS</u>	
c. Average Age <u>.l to Years</u> 4 to 17 YearsYears	
d. Repair Good	
e. Occupancy%%%%	
f. Home ownership%%	
g. Constructed past yr.40 (5,000-20,000)	
h. 1929 Price range \$None	100%
i. 1935Price range \$_6,000-22,000	%
j. 1938Price range \$_6,000-22,000 % \$_4,000-15,000 129 \$	%
k. Sales demand \$ \$\$\$\$	
1. Activity Good Fair ————	
m. 1929 Rent range \$	100%
n. 1935 Rent range \$ 35 to 65	%
o. 1938 Rent range \$ 35 to 65% \$ 30 to 55% \$	%
Good Frir	, N
p. Kentar demand	
q. Activity	ole

5. CLARIFYING REMARKS:

This includes the largest and best developed section of Corel Gables

6. NAME AND LOCATION South Central portion Coral Gables SECURITY GRADE A AREA NO.5 Coral Gables, Florida

	1-37			+•		Matmana	litam Miami	
		AREA	DESCRIPTION	- SECU	RITY MAP OF_	метгоро	TIGHT MIGHT	
1.		A CHARACTERISTICS: Description of Te	rrain					
		bescription of re	Level					
	-	Favorable Influence						
	υ.	ravorable influence	Zoned		dences, close d close to gra		nity shopping	centers.
				011100 an	. O1000 00 B-0			
	С.	Detrimental Influ		•	on spannale h	414 m	North Mismi Z	00
							North Miami Z	
	d.	Percentage of land	d improved_10	%; e	Trend of desir	ability 1	next 10-15 yrs.	up
2.	INH.	ABITANTS: Occupation Clerks	,mechanics and	laborers /; b. 1	Estimated annu	al family	income \$ 800	to .
		Foreign-born fami					1000	
		Infiltration of						
		Population is inc						
3.		LDINGS:						
3			PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
	a.	Туре						
	b.	Construction						
	c.	Average Age	Years		Years		Years	
	d.	Repair						
	e.	Occupancy	9		%		%	
	f.	Home ownership	9		<u></u> %		%	
	g.	Constructed past	yr					
	h.	1929 Price range	\$	100%	\$	100%	\$	
	i.	Price range	\$	%	. \$	%	\$	%
	j.	Price range	\$	%	\$	%	\$	%
	k.	Sales demand	\$		\$		\$	
	1.	Activity						
	m.	1929 Rent range	\$		\$	100%	\$	100%
	n.	Rent range	\$	%	\$	%	\$	%
	0.	Rent range	\$	%	\$	%	\$	%
	p.	Rental demand	\$		\$		\$	
	q.	Activity						

CLARIFYING REMARKS:

4.

This is a sparsely settled outlying section where building restrictions are poorly maintained. Rentals range from \$10 to \$25 per month. The area has approximately 50 houses ranging in price from \$1,000 to \$5,000. On account of the location sales are slow and rentals low. This is a spotted area and could almost be called "high yellow".

AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase _____; b. Home building _

		Western Section - Biscayne Park						
6.	NAME AND LOCATION_	North Miami, Florida	SECURITY	GRADE .	В	AREA N	0	

1. AREA CHARACTERISTICS:

a. Description of Terrain.

AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

Level

	b.	Favorable Influen	ces.	restricti	ons.	Close to goo	d grade	y well enforce school and Lit ransportation.	tle
	с.	Detrimental Influ	ences.		with	non-descript		are sparsely buildings occu	pied
	d.	Percentage of lan	d improved	15 %;	e. T	rend of desir	ability 1	next 10-15 yrs	Static
2.	TNH	ADITANTO. Busine	ss men, cl	erks,					
		Occupation labo							
		Foreign-born fami							;;
	e.	Infiltration of_	Latins &	Greeks,	f. R	Relief familie	sA	few	
	g.	Population is inc	reasing_sl	owly;	decre	easing	;	static	
3.	BUI	LDINGS:	PREDOMINA	TING	96	OTHER TYPE	q	OTHER TYPE	
	a	Туре	INDUITIN		~	OTHER TITE		OTHER TITE	
		Construction				The same			
		Average Age		earc		Years		Years	
		Repair		cars		rears		rears	
				ď		<i>a</i>		%	
		Occupancy							
		Home ownership		%				<u>%</u>	
		Constructed past			~	<u> </u>			
	h.	1929 Price range						\$	
	i.					\$		\$	A STATE OF THE PARTY OF THE PAR
	j.				%	\$	%	\$	
	k.	Sales demand	\$	S S		\$		\$	
	1.	Activity		477,035					
	m.	1929 Rent range	\$		100%	\$	100%	\$	100
	n.	Rent range	\$		%	\$	%	\$	
	0.	Rent range	\$		%	\$	%	\$	-
	p.	Rental demand	\$	1		\$		\$	
	q.	Activity							
4.	AVA	AILABILITY OF MORTO							
5.	CLA	lying south desirable ty	rtion of thof Miami Shope of 1 & 2 less than 2	nis area nores is S story s	lying a sec ingle	to the west tion containi family dwell	of Miami ng a very ings. Th	es pertain exc Avenue, that p substantial a de entire area houses is from	portion and
6.	NAN	ONE AND LOCATION	utlying wer	stern & s	outhe	rn Florida spou	TAY CDAN	В 477.	2
	1191	- IND HOOKITON				SECUI	CTTT GICKD	AKEA	NO

	ORM -37		DESCRIP	TION C	COUR	LTV MAR	Met	tropol	itan Miami		
		A CHARACTERISTICS: Description of Te		Level -							
	b.	Favorable Influence	ces.		unity	shoppin	g center	rs. Z	nsportation oned for re ced.		3
	с.	Detrimental Influe	ences.		reet improperly graded in places, waterways poorly intained.						
		Percentage of land	s men, cle	rks							
2.	a.	ABITANTS: & skil Occupation	led mechan	ics ; 1	о. Е	stimated	annua1	family	r income \$_	,000-4,000	0
	c.	Foreign-born fami	lies%	;	None	•	predo	minati	ng; d. Neg	ro;	9
	e.	Infiltration of	None	;	f. R	elief fa	milies_	No	ne		
	g.	Population is inc	reasing_sl	owly;	decre	asing		;	static		•
3.	BUI	LDINGS:	PREDOMINA	TING	_%	OTHER '	TYPE	%	OTHER TY	<u> </u>	9
	a.	Туре									
	b.	Construction	A 100 A			-				-	
	c.	Average Age	У	ears			ears		Yea	ars	
	d.	Repair									
	e.	Occupancy		%			%			_%	
	f.	Home ownership		%			<u> </u>			_%	
	g.	Constructed past	yr			_	_				
	h.	1929 Price range	\$	1	00%	\$		100%	\$		100
	i.	Price range	\$		%	\$		%	\$		
	j.	Price range	\$		%	\$		%	\$		
	k.	Sales demand	\$			\$			\$		
	1.	Activity									
	m.	1929 Rent range	\$		100%	\$		100%	\$		100
	n.	Rent range	\$		%	\$		%	\$		
	0.	Rent range	\$		%	\$		%	\$		
	p.	Rental demand	\$			\$			\$		
	q.	Activity									
4.	AV.	AILABILITY OF MORTO	GAGE FUNDS:	a. Hon	ie pu	rchase		; b.	Home buildi	ng	
5.	CL	intermin	o \$8,000.	Some of new const.	the h	on of la	e old, des	obsole sign.	ng in price te frame dwe Majority of includes the	f the	

homes are owner occupied and area is not shown which include construction except along one or two of the best highways.

		De oween brief cerebe a machine					
		Shores: Portion in Miami Shores,					
		Fla. & portion in unincorporated			В	5	
6.	NAME AND LOCATION_	community	_ SECURITY	GRADE	AREA	NO	

1.		A CHARACTERISTICS: Description of Te	rrain. Level					
	b.	Favorable Influen	enforce	ed. Clos	lences and restr se to good bus t rs, grade and hi	transpor	tation, communi	ty
	с.	Detrimental Influ	a numbe	er of old	lying east of , obsolete 1 &	2 story	dwellings, son	ne
		Blvd. there Percentage of lan	is the further	ss enterp detrimen	rises, and in the	that por of the F	tion west of the E.C. Railway.	10 Inward
	d.		d improved 40 d capitalists	%; e. T	rend of desirat	oility n	ext 10-15 yrs.	pwaru
2.			executives, cle	rks, b. E	Stimated annual	l family	income \$2,000-	6,000
		Foreign-born fami	ed mechanics					
		Infiltration of_						
		Population is inc						
,		LDINGS:	,reasing					
3.	DUI	CLDINGS.	PREDOMINATING	60 %	OTHER TYPE _	40 %	OTHER TYPE	%
	a.	Туре	1 & 2 story		1 & 2 story			
	b.	Construction	CBS & frame		CBS			
	c.	Average Age	10-20 Years		1-4 Years		Years	
	d.	Repair	Fair		Excellent		No. of the last of	
	e.	Occupancy	90 %		90 %		%	
	f.	Home ownership	40 %		80 %			
	g.	Constructed past	yr. None		30 (\$4,000-8,0	000)		
	h.	1929 Price range	\$2500-6,000	100%	\$	100%	\$	100%
	i.	1935 Price range	\$3000-6,500	%	\$5,000-9,000	%	\$	%
	j.	1938 Price range	\$3000-6,500	%	\$5,000-9,000	%	\$	%
	k.	Sales demand	\$Fair		\$ Good		\$	
		Activity	Fair		Good			
		1929 Rent range	\$30 to 50	100%	\$ None	100%	\$	100%
	n.	1035	\$35 to 55	114 %	\$ 40 to 65		\$	9
	0.	1079	35 to 55	114 %		%		9
	р.		Fair		\$ Good		\$	
		Activity	Fair		Good			
		VAILABILITY OF MORT		Home n		· h	Home building A	mple
4.					s area is quite			
5	. CI	LARIFYING REMARKS:	portion is spo	tted, ran	nging from very re quite undesir	desirab	le dwellings al	
			Little River Se including Baywoo Miami, Florida		The state of the s	CMV OT 1	n B	No 4
6.	NA	ME AND LOCATION	, zerzek	the state of the s	SECURI	TY GRAD	E B AREA	NU.*

1. AREA CHARACTERISTICS:

AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

a.	Description of Te	rrain.					
b.	Favorable Influence			d bus transport y shopping cent		close to school	s
с.	Detrimental Influ	th	is Bayshor	ailway parallel e Subdivision w irability of it	hich ter		
d.	Percentage of lan	d improved 3	5_%; e.	Trend of desira	ability	next 10-15 yrs	Mod.
INH	ABITANTS: Busin	ess men					up
				Estimated annua			
C.	Foreign-born fami						
e.				Relief families			
g.	Population is inc	reasing_slow.	deci	reasing	;	static	
BUI	LDINGS:	PREDOMINATIN	IG 60 %	OTHER TYPE	40 %	OTHER TYPE	%
a.	Type	1 story		1 story			
b.	Construction	CBS		CBS			
с.	Average Age	1 - 3 Year	rs	8 - 12Years		Years	
d.	Repair	Excellent		Good			
e.	Occupancy	100	%	100 %		%	
f.	Home ownership	60	%	100 %		%	
g.	Constructed past	yr. 10 (\$4,0	00-7,000)	None			
h.	1929 Price range			\$4,000-7,000	100%	\$	100%
i.	1935 Price range	\$ 5,000-7,5	00%	\$4,500-7,500	110%	\$	
j.	1938 Price range	\$_5,000-7;5	00%	\$4,500-7,500	110%	\$	9
k.	Sales demand	\$ Fair		\$ Fair		\$	
1.	Activity	Fair		Fair			
m.	1929 Rent range	\$ None	100%	\$ 40 to 50	100%	\$	1009
n.	1935 Rent range	\$ 40 to 50				\$	9
0.	1938 Rent range	\$ 40 to 50	%	\$_45 to 55	111 %	\$	9
p.	Rental demand	\$ Fair		\$_Fair		\$	
q.	Activity	Fair		Fair			
	AILABILITY OF MORTO	GAGE FUNDS:	a. Home n	urchase Ample	; b.	Home building	Ample
	ARIFYING REMARKS:	This area Railway an	is separat d there is	ed from D-4 by a violent brea n the two areas	the main	n line of the F	'.E.C.

6. NAME AND LOCATION ______ Bayshore - west of Biscayne Blvd. SECURITY GRADE ____ B AREA NO. ____ 5

. AREA CHARACTERISTICS:	
-------------------------	--

a.	Description	of	Terrain.	Leve:

- b. Favorable Influences. Zoned for residential and moderately restricted; close to good bus transportation along 7th Avenue, also near community shopping centers, churches, playgrounds and recreational centers.
- c. Detrimental Influences. Lack of conformity of some of the older houses with the new houses constructed recently in this area.

	d.	Percentage of land	d improved 60 g	s; e. 1	frend of desirab	ility 1	next 10-	15 yrs.	Static	
•	INHA		executives, clered mechanics		F Estimated annual	family	y income	\$1,500	-4,000	
	c.	Foreign-born famil	lies 15 %; Lati	ins, Gre	eks pred	lominat	ing; d.	Negro_	<u> </u>	%
	e.	Infiltration of	Latins, Greeks	3; f. 1	Relief families	Fe	W			39%
	g.	Population is inc	reasing slowly	_; decr	easing	;	static			
	BUI	LDINGS:	PREDOMINATING	_55_%	OTHER TYPE _	45 %	OTHE	R TYPE		%
	a.	Туре	1 story single	s	1 & 2 story si	ingles	2.5			
	b.	Construction	C B S		<u>CBS</u>					
	с.	Average Age	1 - 4 Years		<u>12 - 1</u> \$ears			_Years		
	d.	Repair ·	Excellent		Fair					
	e.	Occupancy	90 %		95 %			%		
	f.	Home ownership	40 %		80 %			%		
	g.	Constructed past	yr30 (\$3,500-5	5,000)	None					
	h.	1929 Price range	\$	100%	\$_3,000-5,000	100%	\$ <u>·</u>			100%
	i.	1935 Price range	\$ 3,750-5,500	%	\$_3,500-5,500 _	114%	\$			%
	j.	1938 Price range	\$ 3,750-5,500	%	\$ <u>3,500-5,50</u> 0	114%	\$	(a a a a a a a a a a a a a a a a a a a		%
	k.	Sales demand	\$_Fair		\$_Fair		\$			
	1.	Activity	Fair		_Fair					
	m.	1929 Rent range	\$	100%	\$ 25 - 40	100%	\$		1	100%
	n.	1935 Rent range	\$_35 - 45	%	\$ 30 - 40	110%	\$			%
	0.	1938 Rent range	\$_35 - 45	%	\$ 30 - 40	110%	\$	CENTER OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN	_	%
	p.	Rental demand	\$_Good		\$_Fair		\$			
	q.	Activity	Good		Fair		100 m			
4.	AV	AILABILITY OF MORTO	GAGE FUNDS: a.	Home pu	rchase Ample	_; b.	Home bui	lding_	Ample	
7	CL	ARIFYING REMARKS:								

Area adjacent to Moore Park on the

6. NAME AND LOCATION ______ north, Miami, Florida _____ SECURITY GRADE ____ B AREA NO. 6

	1-37	AREA	DESCRIPT	10N - S	ECUR	ITY MAP OF Met	ropoli	itan Miami	
	AREA	CHARACTERISTICS: Description of Ter	rrain.	Level					
	b.	Favorable Influence	ces.	to school	ols,	sidential, moder churches, playgr on, community by	ounds sines	, adequate bus	
	С.	Detrimental Influe	ences.	vicinity None	, are	easily accessib	ole.		
	d.	Percentage of land	d improved_	<u>70</u> %; e	. T	rend of desirabi	lity n	ext 10-15 yrs.	Up- slowly
2.	INH a.	ABITANTS: Execut Occupation higher	ives, profe	essional, erical t	. E	stimated annual	family	v income \$ <u>2,50</u>	
	c.	Foreign-born famil	lies <u> </u>			None predo	minati	ing; d. Negro	None;%
	e.	Infiltration of	None	; f	. R	elief families_		None	
	g.	Population is inc	reasing_mod	derately	lecre	asing	;	static	
3.	BUI	LDINGS:	PREDOMINAT	ring 7	<u>5</u> %	OTHER TYPE	25 %	OTHER TYPE	%
	a.	Туре	1 & 2 st	ory singl	es	1 & 2 story s	ingles		
	b.	Construction	CBS			_CBS			
	c.	Average Age	8 - 15 Ye	ears		<u>1 - 4</u> ears		Years	
	d.	Repair	Fair			_ Excellent			
	e.	Occupancy	90	_%		_100%		%	
	f.	Home ownership	_45	_%		_100%		%	
	g.	Constructed past	yr. None			15 (\$6,000-12,	000)		
	h.	1929 Price range	\$4,000-12	,000 _ 10	00%	\$	100%	\$	100%
	i.	1935 Price range	\$5,000-18	,0001	37%	\$_7,000-15,000	%	\$	%
	j.	1938 Price range	\$5,000-18	,000	37%	\$_7,000-15,000	%	\$	<u> </u>
	k.	Sales demand	\$ Fair			\$_Fair		\$	
	1.	Activity	_Fair			_Fair			
	m.	1929 Rent range	\$ 30 - 45		00%	\$	100%	\$	100%
	n.	1935 Rent range	\$ 35 - 60		L25%	\$_ 	%	\$	%
	0.	1938 Rent range	\$ 35 - 60		L25%	\$	%	\$	%
	p.	Rental demand	\$_Fair			\$		\$	
	q.	Activity	_Fair_						
4.	AV	AILABILITY OF MORTO	GAGE FUNDS:	a. Hom	e pu	rchase Ample	; b.	Home building	Ample
5.	CL	ARIFYING REMARKS:	In the eas	tern port	tion	of the area the	type o	of occupant and	1

CLARIFYING REMARKS: In the eastern portion of the area the type of occupant and homeowner is of considerably higher class than in the remainder of the area, therefore the wide variation in the annual income.

•		A CHARACTERISTICS: Description of Ter	rain. I	evel				
	b.	Favorable Influence			d transportation		community shoppy y restricted.	oing
		Detrimental Influe		Miami Beach	will not be as	desirabl	cions, this part e for expensive as some of the o	other
	d.	Percentage of land	l improved_	sect 5_%; e. T	ions of the bearend of desira	ach. bility ne	ext 10-15 yrs. <u>Or</u>	-slow
2.	TNU	ABITANTS: Occupation						
		Foreign-born famil						
		Infiltration of						
	g.	Population is inc	reasing	; decre	asing	;	static	
3.		LDINGS:		NG%			OTHER TYPE _	
	a.	Type						
	b.	Construction						
	c.	Average Age	Yea	ars	Years		Years	
	d.	Repair			-			
	e.	Occupancy		_%	%		%	
	f.	Home ownership		_%	%		%	
	g.	Constructed past	yr					
	h.	1929 Price range	\$		\$	100%	\$	1009
	i.	Price range	\$	%	\$	%	\$	
	j.	Price range	\$	%	\$	<u> </u>	\$	
	k.	Sales demand	\$		\$		\$	
	1.	Activity						
	m.	1929 Rent range	\$	100%	\$	100%	\$	100
	n.	Rent range	\$	%	\$	%	\$	
	0.	Rent range	\$	%	\$	%	\$	
	p.	Rental demand	\$		\$		\$	
	q.	Activity						
4.	AV	AILABILITY OF MORTO	GAGE FUNDS:	a. Home pu	rchase	; b. 1	Home building	
5.	CI	ARIFYING REMARKS:	This is a of attract	very spareel ive villas a	y developed se and residences	ction wi	th 2 or 3 groups cean side of the	area.
6.	N.A.	ME AND LOCATION	Area just n Surfside	orth of , Florida	SECUR	RITY GRAD	E <u> </u>	0. <u>8</u>

6. NAME AND LOCATION_

•	AREA	Level			
	a.	Description	of	Terrain.	

- b. Favorable Influences. Close to good transportation (bus), community shopping centers, bathing beaches, moderately restricted.
- Detrimental Influences. On account of the moderate restrictions, this part of Miami Beach will not be as desirable for expensive estates and high class residential as some of the other sections of the beach. Percentage of land improved _____%; e. Trend of desirability next 10-15 yrs._ INHABITANTS: _____; b. Estimated annual family income \$____ a. Occupation_ Foreign-born families____%; _____ predominating; d. Negro____; ___% Infiltration of ______; f. Relief families ___ Population is increasing_____; decreasing_____; static___ BUILDINGS: OTHER TYPE _____ % OTHER TYPE ____ PREDOMINATING ____% Type Construction Years _Years ____Years Average Age Repair d. Occupancy e. Home ownership f. Constructed past yr.____ 100% 1929 Price range \$___ \$__ \$__ _% _% Price range i. _% \$_________ \$____ _% Price range \$_ \$_____ Sales demand Activity _____ 100% \$__ \$__ \$_ 1929 Rent range ___ \$_ _% \$_ _% Rent range n. \$_____ __% _% \$__ Rent range 0. Rental demand Activity AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase _____; b. Home building __ This is a very spotted section and buildings that do exist range CLARIFYING REMARKS: from attractive villas on the ocean side to 2 story singles, garage apartments, and apartment buildings in the eastern portion.

	AREA	A CHARACTERISTICS: Description of Terrain.	Flat				
	b.	Favorable Influences.	Close to good	transportation	(bus),	community shop	ping
			centers, bath	ing beaches, mod	ierately	restricted.	
	с.	Detrimental Influences.	None				
	d.	Percentage of land improv	ved%; e. /	rend of desirab	ility n	ext 10-15 yrs.	% Op
	INH.	ABITANTS: Professional Occupation	& Executives	Estimated annual	family	7,00 income \$ <u>10,00</u>	0 0
	c.	Foreign-born families	0 %;Non	e pred	ominati	ng; d. Negro_	None ;%
	e.	Infiltration ofN	one ; f.	Relief families	N	lone	
		Population is increasing					
•		LDINGS:					
			INATING 95 %	OTHER TYPE _	%	OTHER TYPE	9
	a.	-370	2 story singles				
	b.	ConstructionC	BS				
	c.	Average Age	8Years	Years		Years	
	d.	Repair Goo	<u>a</u>				
	e.	Occupancy 100	%			%	
	f.	Home ownership100	%	%		%	
	g.	Constructed past yr. 10	(\$7,000-12,000)				
	h.	1929 Price range \$		\$	100%	\$	1009
	i.	1935rice range \$_8,0	00-15,000 %	\$	%	\$	9
	j.	1939rice range \$_8,0	00-15,000%	\$	%	\$	9
	k.	Sales demand \$Fa	ir	\$		\$	
	1.	Activity Fa					
				ę	100%	9	300
	n.	Rent range \$				\$	
		Rental demand \$		\$		\$	
	q.		, <u> </u>	Ample			Ample
		AILABILITY OF MORTGAGE FUN	DS: a. Home pu	rchase	-; b. H	ome building	
9	CLA	ARIFYING REMARKS:					

1.		Description of Terrain	Level.			
	b.	Favorable Influences.	Near business a centers, bathin zoned for resid	area, parks, golf cours ag beaches, good transp dential.	es, recreational ortation facilit	ies;
	с.	Detrimental Influences	and apartments	s are zoned for and res with some few commerci business. Influx of	al buildings,	3
	d.	Percentage of land imp		Trend of desirability n	ext 10-15 yrs	wn wly
2.	a.	ABITANTS: business an Occupation nondescript	idents, executives, and miscellaneous; b.	Estimated annual family	income \$_3-25,00	00
	c.	Foreign-born families_	30 %; Russian - Ge	predominati	ng; d. Negro_0	;%
	е.	Infiltration of See	; f. 1	Relief familiesNon		
	σ	Population is increasi	rapidly decre	easing;	static	
		DINGS.				
3.	ROII	LDINGS: <u>PRED</u>	OMINATING 50 %	OTHER TYPE 50 %	OTHER TYPE _	%
	a.	Туре	2 story singles	Apartments & hotels reinforced concrete, hollow tile, C B S		
	b.	Construction		2.15		
	c.	Average Age	Years	lears	Years	
	d.		ring season	Fair During season		
	e.	Occupancy 100	%	%	%	
	f.	Home ownership	%	- %	%	
	g.	Constructed past yr	30 (7-12,000)	None		
	h.	1929 Price range \$	100%	\$20-150,000	\$	100%
	i.		8000-20,000	\$30,000-250,000 159	\$	92
		1938	8000-20,000	30,000-250,000 159	\$	9
	j.		Fair	Poor	\$	
	k.	Sales demand \$	Fair	Poor	a	
	1.	Activity	*	**		
	m.	1929 Rent range \$		\$100%	\$	1009
	n.	Rent range \$_	%	\$%	\$	9
	0.	Rent range \$_	%	\$%	\$	9
	p.	Rental demand \$_		**	\$	
	q.	Activity	*	**		
4.		AILABILITY OF MORTGAGE	FUNDS: a. Home D	urchase : b.	Home building	ple
5.		ARIFYING REMARKS: *Ren son when many homes a from \$750 to \$3000 fo **Apa the off summer season	tals here are conf re vacated by the r the season rtment and hotel r - rooms can be ha	ined exclusively to the owner and rented furnismos vary greatly as to d for as little as \$2.5 to units during the wind	tourist winter shed; prices rang o rental price du 50 a week and apa	sea- ging uring art-
		crease 400 or 500%				
6.	NAI		h to Dade Boulevar ami Beach, Florida		DE AREA N	10.11

1.	AREA	CHARACTERISTICS:							4-	andita.	
	a.	Description of Terrain	Level	filled	in	land;	oldest	island	111	group.	

b.	Favorable Influences.	Zoned for residential and moderately restricted; readily							
	Tavorable Influences.	accessible to Miami and Miami Beach business centers; desir							
		able water front property.							

c. Detrimental Influences. Subject to occasional wind and water damage from storms. Sanitorium located in area.

	d.	Percentage of land	d improved 40 %;	e.	Trend of desirab	ility n	ext 10-15 yrs.	Static
2.	TATE		ed capitalists					
	c.	Foreign-born fami	lies_0 %;	None	pred	ominati	ng; d. Negro	None ;%
		Infiltration of			Relief families_	None	9	THE PARTY
	g.	Population is inc	reasing;	decr	easing	;	static Yes	
3.		LDINGS:	PREDOMINATING 9		OTHER TYPE _			%
	a.	Туре	2 story singles					
	b.	Construction	CBS					
	c.	Average Age	2 - 15 Years		Years		Years	
	d.	Repair	Good During season		N. 200			
	e.	Occupancy	100 %		%		%	
	f.	Home ownership	100 %		%		%	
	g.	Constructed past	yr					
	h.	1929 Price range	\$_15,000-60,000	100%	\$	100%	\$	100%
	i.	1935 Price range	\$ 25,000-75,000	146%	\$	%	\$	%
	j.	1938Price range	\$ 25,000-75,000	146%	\$	%	\$	9
	k.	Sales demand	\$_Poor		\$		\$	
	1.	Activity	Poor					
	m.	1929 Rent range	\$_No rents	100%	\$	100%	\$	1009
	n.	Rent range	\$	%	\$	%	\$	9
	0.	Rent range	\$	%	\$	%	\$	9
	p.	Rental demand	\$.\$		\$	
	q.	Activity						
4.	AV.	AILABILITY OF MORT	GAGE FUNDS: a.	Home p	urchase Ample	_; b.	Home building.	Ample
5.		ARIFYING REMARKS:						

U-1	-37	AREA	DESCRIPTION	- SECU	RITY MAP OF_	Metropol	itan Miami	
		A CHARACTERISTICS: Description of Te	rrain. Flat and	level.				
	b.	Favorable Influen			ntial, highly near city cer		ed, good trans	por-
	с.	Detrimental Influ	ences. None.					
	d.	Percentage of lan	d improved 90	ß; e. '	rend of desir	ability	next 10-15 yrs	Static -
2.	INH.	ABITANTS: Execu	tives, business	men &	Estimated annu	al famil	y income \$_ <u>5-20</u>	,000
	c.	Foreign-born fami	lies_ 0 %;		None pr	edominat	ing; d. Negro	None ;%
	e.	Infiltration of_	None	_; f. l	Relief familie	sNor	10	
	g.	Population is inc	reasing	_; decr	easing	;	static	8
3.	BUI	LDINGS:	PREDOMINATING	100_%	OTHER TYPE	%	OTHER TYPE	%
	a.	Туре	3 sty singles					
	b.	Construction	CBS .					
	c.	Average Age	_5-20_Years		Years		Years	
	d.	Repair	-Good					
	e.	Occupancy	_100%		%		%	
	f.	Home ownership	100%		%		%	
	g.	Constructed past	yr. None					
	h.	1929 Price range	\$_7000-40,000	100%	\$	100%	\$	100%
	i.	1935Price range	\$_10,000-50,00	00 134	\$	%	\$	%
	j.	1938 Price range	\$_10,000-50,00	00 134	\$	%	\$	<u> </u>
	k.	Sales demand	\$ Fair		\$		\$	
	1.	Activity	_Fair					
	m.	1929 Rent range	\$ No rents	100%	\$	100%	\$	
	n.	Rent range	\$	%	\$	%	\$	%
	0.	Rent range	\$	%	\$	%	\$	%
	p.	Rental demand	\$		\$		\$	
	q.	Activity						
4.	AVA	AILABILITY OF MORTO	GAGE FUNDS: a.	Home pu	rchase Ample	; b.	Home building _	Ample
5.	CLA	ARIFYING REMARKS:	This subdivisi					

5. CLARIFYING REMARKS: This subdivision, particularly that portion fronting the water, is a very desirable development and is fully developed; houses on the interior streets are not as desirable or as attractive as those on the water front, but the whole area is well maintained, attractive and holds its value very well.

6.	NAME AND LOCATION	Point View Miami	To and do	SECURITY GRADE	B	AREA NO. 13
	MAIL AND DOUBLION	POTOR VIOW WISH	THE ROY OF STREET	DECUMITI CINALIS	- 0	ANDA MUA

i.		A CHARACTERISTICS: Description of Terra			3:		
	b.	Favorable Influences	Zoned for r	esidential a	nd just moders tion and dity	tely restricted	.
	с.	Detrimental Influenc	es. Proximity t	o small negr	o concentration	n.	
	d.	Percentage of land i	mproved%;	e. Trend of	desirability 1	next 10-15 yrs.	Static
2.	TNH		all aremitites	Estimated	l annual family	v income \$_24	000
		Foreign-born familie					
		Infiltration of					Total S
	g.	Population is increa	sing slowly;	decreasing	;	static	
3.	BUI	LDINGS:	REDOMINATING 100	% OTHER	<u>TYPE</u> %	OTHER TYPE	
	a.	Туре	1 sty. singles				
	b.	Construction	CBS & frame	A STATE OF		-	
	c.		Years		Years	Years	
	d.	Repair _	Fair	-			
	e.	Occupancy _	98 %		%	%	
	f.	Home ownership _	55 %		%	%	
	g.	Constructed past yr.	20 (3500- 5000)			-	
	h.	1929 Price range \$_	2600-6000 -10	00% \$		\$	100
	i.	Price range \$	3000-7000	119 \$	%	\$	
	j.	Price range \$	3000-7000	119 \$	%	\$	
	k.	Sales demand \$	- Fair	\$		\$	
	1.	Activity _	Fair				
	m.	1929 Rent range \$	25,000-40 ,000	100% \$		\$	100
	n.	193Bent range \$		122\$	%	\$	
	0.	Rent range \$			%	\$	-
	p.	Rental demand \$		\$		\$	
	q.	Activity	Good	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
4.	AV.	AILABILITY OF MORTGAG		ne purchase_	lightly limite b.	i Slightl Home building_	y limited
5.	CL.	ARIFYING REMARKS:					

1.

AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

	AREA a.	CHARACTERISTICS: Description of Te	rrain. I	Level, but s	lightly eleva	ted		
		Favorable Influence Detrimental Influence	1	transportati recreational	sidential, we on, close to centers, par siness center	schools, oks, playgr		
	d.	Percentage of lan			Trend of desir	rability n	ext 10-15 yrs.	Static
	INH.		essional, bus mi-executive		Estimated annu	ual family	income \$ 5,00	0-15,000
	c.	Foreign-born fami	lies%9	None	pı	redominati	ng; d. Negro	<u>None;</u> %
	e.	Infiltration of	None	; f. 1	Relief familie	esN	one	
	g.	Population is inc	reasing slo	owly; decr	easing	;	static	
	BUI	LDINGS:	PREDOMINATI	ING 100 %	OTHER TYPE	%	OTHER TYPE	%
	a.	Type	1 & 2 stor	ry singles				
	b.	Construction	_ C B S					
	c.	Average Age		ars	Years		Years	
	d.	Repair	Good					
	e.	Occupancy	100	_%	%		%	
	f.	Home ownership	70	_%	%		%	
	g.	Constructed past	yr. None					
	h.	1929 Price range	\$_6,000-14	,000 _ 100%	\$	100%	\$	1009
	i.	1935 Price range	\$ 7,000-18	,000 _ 123%	\$	%	\$	9
	j.	1938 Price range	\$ 7,000-18	,000 123%	\$	%	\$	
	k.	Sales demand	\$_Fair		\$		\$	
	1.	Activity	Fair					
	m.	1929 Rent range	\$ 35 - 55		\$	100%	\$	100
	n.	1935 Rent range	\$ 40 - 60		\$	%	\$	
	0.	1938 Rent range	\$ 40 - 60		\$	%	\$	
	p.	Rental demand	\$_Fair		\$		\$	
	q.	Activity	Fnir					
+.	AV	AILABILITY OF MORT	GAGE FUNDS:	a. Home p	rchase Ampl	<u>e</u> ; b.	Home building	Ample
5.	CL	ARIFYING REMARKS:	and restric	ted, slightl		d command	ped, maintáine s a nice view l homeowners.	

6. NAME AND LOCATION Grove Park, Miami, Florida SECURITY GRADE B AREA NO.15

1. AREA CHARACTERISTICS:

AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

	a.	Description of Ter	rrain.	Level							
	b.	Favorable Influence	ces.		nsporta					ed, close by shopping	
	с.	Detrimental Influe	ences.	None							
	d.	Percentage of land	d improved	d <u>40</u> %	; e. 7	Trend of	desirab	ility n	ext 10-	15 yrs. Stat	ie
	INH.	ABITANTS: Semi-e	xecutives		gh : b. I	Estimate	ed annual	family	income	\$ 2,500-4,0	000
		Foreign-born famil								Negro None	
	e.	Infiltration of					amilies_		None		
	g.	Population is inc	3000			easing_					
		LDINGS:	PREDOMIN			OTHER	R TYPE _	%	OTHE	R TYPE	9
	a.	Type	1 story	single	s						
	b.	Construction	— C B S								
	c.	Average Age	1-15	Years			Years			_Years	
	d.	Repair	Good								
	e.	Occupancy	100_	%			%			%	
	f.	Home ownership	40	%			%			%	
	g.	Constructed past	yr. <u>10 (</u> \$	4,000-6	,000)						
	h.	1929 Price range	\$_2,500-	3,500 -	100%	\$		100%	\$		100
	i.	1935 Price range	\$_3,000	5,000	132%	\$		%	\$		
	j.	1938 Price range	\$_3,000	-5,000	132%	\$		%	\$		
	k.	Sales demand	\$_Fair			\$			\$		
	1.	Activity	- Fair								
	m.	1929 Rent range	\$ -25 - 4	10	100%	\$		100%	\$		100
	n.	1935 Rent range	\$ 35 -	45	-127 %	\$		%	\$		
	0.	1938 Rent range	\$ 35 - 4	45	-127- %	\$		%	\$		
	p.	Rental demand	\$_Fair			\$			\$		
	q.	Activity	Fair								
4.	AV	AILABILITY OF MORTO			Home pu	ırchase_	Ample	_; b.	Home bui	ilding Ampl	e
5.	CL.	ARIFYING REMARKS:									

NAME AND LOCATION Beacom Manors and surrounding SECURITY GRADE B AREA NO. 16

		AREA	DESCRI	PTION .	- SECU	RITY·M	AP OF Me	tropo.	Litan Miami	
	AREA	CHARACTERISTICS: Description of Te	rrain.	Level						
	b.	Favorable Influence	ces.		ansport				estricted, closess centers, hi	
	с.	Detrimental Influ	ences.	None						
	d.	Percentage of lan	d improve	d 50 %	; e.	Trend of	desirabi	ility	next 10-15 yrs.	Static
	INHA		ssional, echanics,			Estimate	ed annual	family	y income \$ <u>2,00</u>	00-12,000
	с.	Foreign-born fami	lies20	%;	Latins		predo	ominat	ing; d. Negro	None;%
	e.	Infiltration of	Latins		; f.	Relief 1	amilies_	No	one	
	g.	Population is inc	reasing_	rapidly	; decr	easing_		;	static	
	BUI	LDINGS:	PREDOMIN	ATING	100 %	OTHE	R TYPE	%	OTHER TYPE	%
	a.	Туре	1 & 2	story st	ingles					
	b.	Construction	CBS	700						
	с.	Average Age	1 - 25	Years			Years		Years	
	d.	Repair	Fair						A 100	
	e.	Occupancy	100	%		-	%		%	
	f.	Home ownership	40	%			%		%	
	g.	Constructed past	yr 75 (8	\$3,500-1	.0,000)					
	h.	1929 Price range	\$ 2,500-	-6,000	100%	\$		100%	\$	100%
	i.	1935 Price range	\$_3,500-	-12,000	170%	\$		%	\$	%
	j.	1938 Price range	\$_3,500-	-12,000	170%	\$		%	\$	%
	k.	Sales demand	\$ Fair			\$			\$	
	1.	Activity	Fair			\$ 50 miles				
	m.	1929 Rent range	\$ 25 -	45	100%	\$		100%	\$	100%
	n.	1935 Rent range	\$ 35 -	60	137 %	\$		%	\$	<u> </u>
	0.	1938 Rent range	\$ 35 -	60	137 %	\$		%	\$	
	p.	Rental demand	\$ Fair			\$			\$	
	q.	Activity	Fair							
4.	AVA	ILABILITY OF MORTO	GAGE FUNDS	S: a.	Home pu	rchase_	Ample	; b.	Home building_	Ample
5.	CLA	RIFYING REMARKS:	develop	nent. (old Sher	nandoah	is practi	cally	tion of the ne 100% built up on the declin	but

Old Shenandoah, and major portion between

S W 13th and 25th Avenue and 8th Street

6. NAME AND LOCATION and the Florida East Coast RR SECURITY GRADE B AREA NO. 17

Miami, Florida

	a.	Description of Te	rrain.	Level						
	b.	Favorable Influence	ces.	to bu	for restrans	sidential, portation,	moderate, communit	ely r	restricted, cl nopping center	ose s,
	с.	Detrimental Influ	ences.	None		d				
	d.	Percentage of land	d improved	40%	; e. '	Trend of d	esirabili	ty n	ext 10-15 yrs	· -Static
2.		ABITANTS: Profe Occupation and	The second secon			Estimated	annual fa	mily	income \$_2,5	00-10,000
	c.	Foreign-born fami	lies_0 %	;		None	_ predomi	nati	ng; d. Negro	_None;9
	е.	Infiltration of	None		; f.	Relief fam	nilies		None	
	g.	Population is inc	reasing_s	lowly	; decr	easing		;	static	
3.	BUI	LDINGS:	PREDOMINA	TING .	100 %	OTHER T	YPE	_ %	OTHER TYPE	9
	a.	Туре	1 & 2	sty sin	ngles					
	b.	Construction	_ C B S							
	c.	Average Age	-1-1 §	ears		Ye	ears		Years	
	d.	Repair	-Fair				_		<u> </u>	
	e.	Occupancy	- 100 -	%			%		%	
	f.	Home ownership	45	%			%		%	
	g.	Constructed past	yr. <u>10 (</u> \$6	3,00 0-1	10,000)					
	h.	1929 Price range	\$_3,500=	12,000	100%	\$		00%	\$	1000
	i.	1935 Price range	\$_4,000-	15,000	1206	\$		_%	\$	
	j.	1938 Price range	\$_4,000-	15,000	12%	\$		_%	\$	9
	k.	Sales demand	\$_Poor			\$			\$	
	1.	Activity	Poor-							
	m.	1929 Rent range	\$_30	50—	100%	\$		00%	\$	100
	n.	1935 Rent range	\$_40_	60	12 %	\$		_%	\$	
	0.	1938 Rent range	\$_40_	60—	12%	\$		_%	\$	
	p.	Rental demand	\$_Fair			\$			\$	
	q.	Activity	- Fair							
4.	AVA	AILABILITY OF MORTO	GAGE FUNDS:	a.	Home pu	rchase	mple ;	b. !	Home building.	Ample
5.		ARIFYING REMARKS:								

1.	AREA CHARACTERISTICS:							
	a. Description of Terrain	Level.	and sloping					

- b. Favorable Influences. Zoned for residences and medium well restricted.

 Close to adequate bus transportation, schools, churches and recreational centers, and community shopping centers.
- c. Detrimental Influences. None

	d.	Percentage of land	improved <u>30</u> %;	e. 1	frend of desirabi	lity r	next 10-15 yrs.	Static
•		ABITANTS: Busi Occupation men &		is b s I	Estimated annual	family	y income \$ <u>3,00</u>	0-8,000
	c.	Foreign-born famil	ies None%;		None predo	minati	ing; d. Negro_	None;%
	е.	Infiltration of	None ;	f. I	Relief families_	1	None	
	g.	Population is inco	reasing slowly;	decre	easing	;	static	
	BUII	LDINGS:	PREDOMINATING _	<u>65</u> %	OTHER TYPE	<u>35</u> %	OTHER TYPE	%
	a.	Туре	1 % 2 sty sing	les	1 & 2 sty sing	gles		
	b.	Construction	CBS		СВЅ			
	c.	Average Age	6_20_Years				Years	
	d.	Repair	Good		Excellent			
	e.	Occupancy	100 %		_100 %		%	
	f.	Home ownership	100 %		1.00 %		%	
	g.	Constructed past	yr. None		30 (\$7,000-15,	(000)		
	h.	1929 Price range	\$ 4,000-18,000	100%	\$ None _	100%	\$	100%
	i.	1935 Price range	\$_5,000-18,000_	113%	\$None	%	\$	%
	j.	1938 Price range	\$_5,000-18,000_	113%	\$_8,000-20,000	%	\$	%
	k.	Sales demand	\$_Slow		\$_Fair		\$	
	1.	Activity	Slow		Fair			
	m.	1929 Rent range	\$	100%	\$	100%	\$	100%
	n.	Rent range	\$	%	\$	%	\$	%
	0.	Rent range	\$	%	\$	%	\$	%
	p.	Rental demand	\$		\$		\$	
	q.	Activity						
4.	AVA	ILABILITY OF MORTG	AGE FUNDS: a. F	lome pu	rchase Ample	; b.	Home building_	Ample
5.	CLA	RIFYING REMARKS:	developed and c	onsist erable	ortion of this and s of several new new residential e class.	subdi	visions which a	re

	AREA	CHARACTERISTICS:						
	a.	Description of Ter	rrain.	Level				
	b.	Favorable Influence	es.		esidences and mod transportation a ter			
	с.	Detrimental Influe	ences.	None				
	d.	Percentage of land	l improved	35 %; e.	Trend of desirab	ility 1	next 10-15 yrs	Static
•			s & propri					
		Occupation of s			Estimated annual			
		Foreign-born famil						_None;%
		Infiltration of						
	g.	Population is inco	reasing_sl	owly; decr	easing	;	static	
	BUI	LDINGS:	PREDOMINA	ring 65 %	OTHER TYPE	35_%	OTHER TYPE	%
	a.	Туре	1 & 2 st	y si ngles	-1 & 2 sty sin	gles		
	b.	Construction	CBS		— C B' S			
	c.	Average Age	— 6-15 -Y	ears	Years		Years	
	d.	Repair	- Fair		Excellent			
	e.	Occupancy	100	%	%		%	
	f.	Home ownership	60	%	100%		%	
	g.	Constructed past	yr. None		15 (\$6,000-14,	000)		
	h.	1929 Price range	\$_3,500_6	,000100%	\$_None	100%	\$	1009
	i.							
	j.	1938 Price range	\$_4,000-7	,500 _ 120%	\$7,000-18,000_	%	\$	9
	k.	Sales demand	\$ Fair		\$_Fair		\$	
	1.	Activity	_Fair_		-Fair			
	m.	1929 Rent range	\$ 35 - 50		\$ None	100%	\$	1009
	n.	1935Rent range	\$ 40 - 55		\$ 50 - 75	%	\$	9
	0.	1938Rent range	\$ 40 - 55		\$ 50 - 75 -	%	\$	
	p.	Rental demand	\$_Fair		\$_Fair		- \$	
	q.	Activity	-Fair		-Fair-			
1.	AVA	AILABILITY OF MORTG	AGE FUNDS:	a. Home p	rchase Ample	.; b.	Home building -	Ample
5.			In recent		have been several			

Riviera; Coconut Grove; Country

Club 6 Section, Coral Gables, SECURITY GRADE B AREA NO. 20

Florida SECURITY GRADE B AREA NO. 20

1.	AREA	A CHARACTERISTICS: Description of Ter	rain.	Level							
	b.	Favorable Influence	es.	Zoned fo	or res	idences.	Modera	tely re	estricted	l.	
	с.	Detrimental Influe		Distance inadequa		center	of city.	Trans	sportatio	on	
	d.	Percentage of land	l improved	_5 %;	e. T	rend of	desirabi	lity n	ext 10-1	5 yrsS	tatic
2.	INH a.	ABITANTS: Occupation Busines	ss & profe	ssional	b. F	Stimate	d annual	family	income	\$2,000-4	,000
		Foreign-born famil									
	e.	Infiltration of									
	g.	Population is inc	reasing_sl	owly;	decre	easing	-6-3	;	static_		
3.	BUI	LDINGS:	DDEDOMINA	TINO	a	OWNED	TYPE	α	ОТИБО	TVDE	
	2	Туре	PREDOMINA	IING _		OTHER	TITE _		OTHER	1111	
		Construction					9053				
		Average Age	Y				Years			Years	
		Repair									
		Occupancy		%			%			%	
	f.	Home ownership		%			%			<u>.</u> %	
	g.	Constructed past	yr								
	h.	1929 Price range	\$		100%	\$		100%	\$	_	100
	i.	Price range	\$		%	\$		%	\$		100
	j.	Price range	\$		%	\$		%	\$		
	k.	Sales demand	\$			\$			\$		
	1.	Activity									
	m.	1929 Rent range	\$		100%	\$		100%	\$	_	100
	n.	Rent range	\$		%	\$	7	%	\$		
	0.	Rent range	\$		%	\$	100	%	\$		
	p.	Rental demand	\$			\$			\$		
	q.	Activity	-								
4.		AILABILITY OF MORTG	AGE FUNDS:	a. He	ome pu	rchase_		; b.	Home buil	lding	
5.	CL.	ARIFYING REMARKS:	This is				utlying a				
			about ko	Houses	rengri	-e Tir br	100 11011	φο,σος	و صديه	000.	
		0	inter Club	Domt 5	0						
6.	NAM	ME AND LOCATIONG	intry Club lables, Flo				_ SECURIT	Y GRAD	EB	_ AREA NO	. 21

AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

a.	Description of Te	rrain. Lev	el.				
b.	Favorable Influen	Clo	ed for res	sidences and mode d bus transportat	rately ion an	restricted.	
c.	Detrimental Influ	ences. Non	e				
d.	Percentage of lan	d improved 60	_%; e.	Trend of desirable	ility	next 10-15 yrs	Static
INH.	ABITANTS: Busine Occupation some s	ss & professi	onal	Estimated annual	famil	y income \$ 2.0	00-5.000
	Foreign-born fami						
e.	Infiltration of_						
g.	Population is inc						
	LDINGS:						
a.	Туре			OTHER TYPE		OTHER TITE	
b.	Construction	1 & 2 sty C B S		1 & 2 sty			
	Average Age					Years	
		_Good		Excellent		- rear	
	Repair	100		100 %		9	
e.	Occupancy		o K				
		20		100 %			
g.	Constructed past			15 (\$6,000-12,0			100
h.	1929 Price range	\$ 3,000-12,00					
i.	1935 Price range	\$ 4,000-15,00			n	•	
J.	1938 Price range						
	Sales demand	\$ Fair	_	\$—Good		\$	
1.	Activity	Fair		- Godel			
	1929 Rent range	\$ 35 - 65					
	1935 Rent range	\$40 - 75		\$			
0.	1938 Rent range	\$40 - 75	- - 115 %	\$	%		
p.	Rental demand	\$ Good		\$		\$	
q.	Activity	-Good	_				
AV	AILABILITY OF MORTO	GAGE FUNDS: a	. Home pu	archase Ample	; b.	Home building	-Ample
CL	ARIFYING REMARKS:	Glen Gables, w	hich runs	from Southwest	llth S	treet to 15th	Street,
			to 47th	Avenue, is mot in			

_ SECURITY GRADE _B___ AREA NO 22

6. NAME AND LOCATION Coral Gables, Florida

AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

a.	Description of Te	rrain.	Level				
b.	Favorable Influence	ces.		shopping c	. Close to seenters. Bus	chools and transportation	
c.	Detrimental Influ	ences.	Poor restr	ictions.	Lack of paved ure and const	streets. Vari	le ty
d.	Percentage of land	d improved	%; e.	Trend of	desirability	next 10-15 yrs	Static
	ABITANTS:						
a.	Occupation Mechan	ics & cler	ks , o.	Estimated	annual lamii	1,50	00-2,000
С.	Foreign-born fami	None None	None		predominat	ing; d. Negro	None;
	Infiltration of					None	
g.	Population is inc	reasing_sl	owly; de	creasing	;	static	
BUI	LDINGS:	PREDOMINA	ring	8 OTHER	<u>TYPE</u> %	OTHER TYPE	9
a.	Туре						
b.	Construction						
c.	Average Age		ears	Y	lears	Years	
d.	Repair						
e.	Occupancy		%		%	%	
f.	Home ownership		%		%	%	
g.	Constructed past	yr					
h.	1929 Price range	\$		% \$	%	\$	1009
i.	Price range	\$		% \$	%	\$	9
j.	Price range	\$		% \$	%	\$	
k.	Sales demand	\$		\$		\$	
1.	Activity						
m.	1929 Rent range	\$		% \$	100%	\$	
n.	Rent range	\$		% \$	%	\$	9
0.	Rent range	\$		% \$	%	\$	9
p.	Rental demand	\$		\$		\$	
q.	Activity						
AVA	AILABILITY OF MORTO	GAGE FUNDS:	a. Home	purchase	; b.	Home building	
CLA	RIFYING REMARKS:						
						houses in same From \$4500 to \$	
		20220 101	bare, and	- wiering TII	Dares price 1	2 3m # 2000 bo \$	33001

AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

	a.	Description of Terra	ain.	AGT				
	b.	Favorable Influences	to		sidences. Mod sportation, sc			
	с.	Detrimental Influence	ces. No	ne				
				F				Static
		Percentage of land	improved and skille		rend of desira	ability r	ext 10-15 yrs	. <u> </u>
	INH a.				Estimated annua	al family	income \$ 1,80	0-2,400
	c.	Foreign-born familie	es None %; _		None pre	edominati	ng; d. Negro	None;9
	e.	Infiltration of	None	; f. I	Relief families	No No	ne	
	g.	Population is incre	asing slowly	; decre	easing	<u>;</u>	static	
	BUI	LDINGS:	D DD OWTWARTW		OMNED WADE	~	OWNED WADE	
			REDOMINATIN	<u>G</u> %	OTHER TYPE	%	OTHER TYPE	-
		Type						
	b.	Construction _	W		v		V	
	С.	Average Age	Year	S	Years		Years	
	d.	Repair _					~	
	e.	Occupancy _			%		% ~	
	f.	Home ownership		***************************************	%		<u> </u>	
	g.	Constructed past yr		_		~	Φ.	
	h.				\$		\$	1009
	i.	Price range \$			\$		\$	
	j.	Price range \$		%	\$	%	\$	
	k.				\$		\$	
	1.	Activity						
	m.	,_,			\$			100
	n.				\$	%		
	0.	Rent range	5	%	\$	%	\$	
	p.				\$		\$	
	q.	Activity						
•		AILABILITY OF MORTGAG						
	CL.	30 bi to	O houses, metween \$350	ostly buil 0 and \$550 ntal range	bdivision. It t during boom, 0, majority of of \$35 to \$45	having which as	value today of re occupied by	

6. NAME AND LOCATION Auburndale, Miami, Florida SECURITY GRADE B AREA NO. 24

		CHARACTERISTICS:		Flat				
	a.	Description of Ter	rain.					
	b.	Favorable Influenc	es.	Zoned for recommunity shadebt. Low t	sidences and we opping centers, axes.	ell restr	icted. Close urses. No bo	to nded
	c.	Detrimental Influe	nces.	Inadequate b	us transportati	on		
	d.	Percentage of land			Trend of desira	bility ne	xt 10-15 yrs.	Static
2.	INH	ABITANTS: clerks	and businessional	ess · h	Estimated annua	1 family	income \$ 1,80	0-3,500
	a.	ABITANTS: profe Occupation Foreign-born famil	None %	, o.	None	dominatin	g: d. Negro	None : %
		Infiltration of						
		Population is incr						
3.		LDINGS:						
,	202	221001	PREDOMINA	ring%	OTHER TYPE	 %	OTHER TYPE	%
	a.	Туре						
	b.	Construction						
	c.	Average Age		ears	Years		Years	
	d.	Repair						
	е.	Occupancy		%	%		%	
	f.	Home ownership		%	%		<u> </u>	
	g.	Constructed past						
	h.	1929 Price range					3	100%
	i.	Price range						%
	j.	Price range						<u> </u>
	k.	Sales demand	\$		\$		5	
	1.	Activity						
	m.	1929 Rent range			\$			
	n.				\$			
	0.				\$			 %
	p.	Rental demand	\$		\$		\$	
	q.							
4.		AILABILITY OF MORTG			rchaseevelopment owne			
5	CL	ARIFYING REMARKS:	interests no bonded respectab in this a	and incorporate and it ole families area, all of	rated as a sepa is a well mana are admitted. which have been rough FHA Title	rate muni ged subdi There are built in	cipality. It vision. Only about 50 hou the last thr	, has , , ,ses
6.	. NA	ME AND LOCATIONN	liami Sprir	ngs, Florida	SECUR	ITY GRADE	B AREA	NO

-01	1-37	AREA	DESCRI	PTION	- SECU	RITY M	AP OF			
1.		A CHARACTERISTICS: Description of Te		Level						
	b.	Favorable Influence	ces.	Close t	to school	ol and c	ommunity	busine	ss center	
	с.	Detrimental Infly	8 869 9eti	Inadequons. Pr	ate str	reets, u r to Mia	tilities, mi Zoo.	trans	portation and	
	d.	Percentage of land	d improv	ed	; e.	Trend o	f desirabi	lity n	next 10-15 yrs	Static
2.	INH	ABITANTS: Mechan Occupation	ics & la	borers	: b.	Estimat	ed annual	family	1,00	00-1,500
		Foreign-born fami								
	e.	Infiltration of	None		; f.	Relief		Few		
	g.	Population is inc	reasing_	The same	_; decr	easing_		;	static	
3.	BUI	LDINGS:	PREDOMI	NATING	%	OTHE	R TYPE	%	OTHER TYPE	
	a.	Туре								
	b.	Construction					ARR			
	c.	Average Age		_Years			_Years		Years	
	d.	Repair								
	e.	Occupancy		%			%		%	
	f.	Home ownership		%			%		9	
	g.	Constructed past	yr							
	h.	1929 Price range	\$		100%	\$		100%	\$	100
	i.	Price range	\$		%	\$		%	\$	
	j.	Price range	\$		%	\$		%	\$	
	k.	Sales demand	\$			\$			\$	
	1.	Activity	-							
	m.	1929 Rent range	\$		100%	\$	_	100%	\$	
	n.	Rent range	\$		%	\$		%	\$	
	0.	Rent range	\$		%	\$		%	\$	
	p.	Rental demand	\$			\$			\$	
	q.	Activity							-	
4.	AVA	AILABILITY OF MORTO							A STATE OF THE PARTY OF THE PAR	
5.	CLA	ARIFYING REMARKS: o from \$1,	r no imp	rovement	t during	g the la	st ten ye	ars. 1	d which has ex douses range i y ordinary nei	in price

AREA DESCRIPTION - SECURITY MAP OF

- 1. AREA CHARACTERISTICS: Level a. Description of Terrain.
 - Close to schools and shopping centers. Good bus b. Favorable Influenceansportation and complete community business center.
 - c. Detrimental Influences. FEC Railroad parallels the area on the East boundary.

							•	
	d.	Percentage of lan		е.	Trend of desirabi	llity n	next 10-15 yrs	Static
2.	INHA		ss, skilled and led mechanics	b.	Estimated annual	family	income \$	0-3,500
	c.	Foreign-born fami	lies%;		None prede	ominati	ing; d. Negro	None ;%
	e.	Infiltration of_	None ;	f.	Relief families_	1	None	
	g.	Population is inc	reasing;	deci	reasing	;	static	
3.	BUI	LDINGS:	PREDOMINATING _	70 %	OTHER TYPE	30 %	OTHER TYPE	%
	a.	Туре	l sty singles		l sty singles			
	b.	Construction	Frame & C B S 6-20		C B S			
	с.	Average Age	Years Fair		Years		Years	
	d.	Repair	100		100			
	e.	Occupancy	45		100		<u> </u>	
	f.	Home ownership	None %		15 (\$3,500-6,00	00)	%	
	g.	Constructed past	yr		None	3000	\$	100%
	h.	1929 Price range 1935	1,500-7,000	100%	4,000-7,000	100%	\$	%
	i. j.	Price range 1938 Price range	1,500-7,000	109%	4,000-7,000		\$	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
			Fair		Fair	~	\$	
	1.	Sales demand Activity	Fair		Fair		Ψ	
	m.	1929 Rent range	15 - 30	100%	None \$	100%	\$	100%
	n.	1935 Rent range	\$ 15 - 40	117 %	None	%	\$	9
	0.	1938 Rent range	\$ 15 - 40	117 %	None	%	\$	
	p.	Rental demand	\$_Good		\$		\$	
	q.	Activity	Good					
11.	AVA	ATLABILITY OF MORTO	GAGE FUNDS: a.	Home n	urchase	: b.	Home building	Limited

5. CLARIFYING REMARKS: Along Northeast 3rd Avenue and 3rd Court, and the Eastern portion of 82nd Terrace, there is a better grade and type of property than in the remainder of the area. In this subarea the property could almost be classified as B-grade.

Residential area North of

6. NAME AND LOCATION Little River business section SECURITY GRADE ____ AREA NO. _____

Metropolitan Miami

i. 1935 Price range \$ 3,000-5,500			AKEA	DESCRIPIT	0M - 2ECO	KIIT MA	IP UF	A / A R. A.	-	
centers c. Detrimental Influences. Distances from schools. Absence of zoning restrictions. Proximity of FEC Railroad. d. Percentage of land improved 40 %; e. Trend of desirability next 10-15 yrs. Down INHABITANTS: Clerks and a. Occupation skilled mechanics; b. Estimated annual family income \$ 1,800-5,000 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 BUILDINGS: PREDOMINATING 100 % OTHER TYPE % OTHER TYPE a. Type 1 sty singles Frame & C B S c. Average Age 6-18 years Years Years d. Repair Fair e. Occupancy 80 % % % % % % % % % % % % % % % % % %	•			rrain. Lev	el					
d. Percentage of land improved 40 %; e. Trend of desirability next 10-15 yrs. Pown INRABITANTS: Clerks and as Occupation skilled mechanics; b. Estimated annual family income \$ 1,800-3,000 c. Foreign-born families None; None predominating; d. Negro None; e. Infiltration of None; f. Relief families None g. Population is increasing f. decreasing static Yes BUILDINGS: BUILDINGS: PREDOMINATING 100 % OTHER TYPE % OTHER TYPE a. Type 1 sty singles b. Construction Frame & C B S c. Average Age 6-1B years Years Years d. Repair Fair e. Occupancy 80 % % % f. Home ownership 55 % % % g. Constructed past yr. None h. 1929 Price range \$ 2,500-5,000 100% \$ 100% \$ 100% \$ i. 1935 Price range \$ 3,000-5,500 115% \$ % \$ j. 1938 Price range \$ 3,000-5,500 115% \$ % \$ j. 1938 Price range \$ 3,000-5,500 115% \$ % \$ j. 1958 Rent range \$ 25 - 35 100% \$ \$ 100% \$ 100% \$ 100% \$ n. 1929 Rent range \$ 30 - 40 11% \$ \$ % \$ \$ \$ p. Rental demand \$ Fair \$ \$ \$ \$ p. Rental demand \$ Fair \$ \$ \$ \$ c. CLARIFYING REMARKS: This area contains a hoterogeneous mixture of all kinds		b.	Favorable Influence			bus tran	sportati	ion and	community sho	pping
INHABITANTS: Clerks and skilled mechanics		с.	Detrimental Influ					nce of	zoning restric	tions.
INHABITANTS: Clerks and skilled mechanics		d.	Percentage of land	d improved	<u>40</u> %; e.	Trend of	desiral	oility :	next 10-15 yrs	. Down
e. Infiltration of None ; f. Relief families None g. Population is increasing ; decreasing ; static Yes BUILDINGS: PREDOMINATING 100 % OTHER TYPE % OTHER TYPE a. Type 1 sty singles b. Construction Frame & C B S c. Average Age 6-18 Years Years Years d. Repair e. Occupancy 80 % % % f. Home ownership 55 % % % g. Constructed past yr. None h. 1929 Price range \$ 2,500-5,000 100% \$ 100% \$ 10 i. 1935 Price range \$ 3,000-5,500 115% \$ \$ \$ \$ j. 1938 Price range \$ 3,000-5,500 115% \$ \$ \$ \$ k. Sales demand \$ \$1cw \$ \$ \$ l. Activity Slow m. 1929 Rent range \$ 25 - 55 100% \$ 100% \$ 1 n. 1935 Rent range \$ 30 - 40 11% \$ \$ \$ \$ p. Rental demand \$ Fair \$ \$ \$ p. Rental demand \$ Fair \$ \$ \$ AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited 5. CLARIFYING REMARKS: This area contains a heterogeneous mixture of all kinds		INH.	ABITANTS: Clerk	s and						
g. Population is increasing ; decreasing ; static Yes BUILDINGS: PREDOMINATING 100 % OTHER TYPE % OTHER TYPE a. Type 1 sty singles b. Construction Frame & C B S c. Average Age 6-18 Years Years Years d. Repair 80 % % % % % % f. Home ownership 55 % % % % % g. Constructed past yr. None h. 1929 Price range \$ 2,5500-5,000 100% \$ 100% \$ 10 i. 1935 Price range \$ 3,000-5,500 115% \$ % \$ \$ j. 1958 Price range \$ 3,000-5,500 115% \$ % \$ \$ k. Sales demand \$ Slow \$ \$ \$ 1. Activity Slow m. 1929 Rent range \$ 30 - 40 11% \$ \$ % \$ \$ p. Rental demand \$ Fair \$ \$ \$ \$ p. Rental demand \$ Fair \$ \$ \$ AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited 5. CLARIFYING REMARKS: This area contains a heterogeneous mixture of all kinds		c.	Foreign-born famil	lies Noneg;	No	ne	pred	dominat	ing; d. Negro	
BUILDINGS: PREDOMINATING 100 % OTHER TYPE % OTHER TYPE		e.	Infiltration of	None	; f.	Relief f	amilies		None	
BUILDINGS: PREDOMINATING 100 % OTHER TYPE % OTHER TYPE		g.	Population is inc	reasing	; decr	easing_		;	static_Yes	
a. Type b. Construction c. Average Age d. Repair e. Occupancy f. Home ownership g. Constructed past yr. h. 1929 Price range \$ 2,500-5,000 j. 1938 Price range \$ 3,000-5,500 j. 1929 Rent range \$ 30-40 1. 1935 Rent range \$ 30-40 1. 1938 Rent range \$ 30-40 1. 11% \$ 3 5 3. 1008 4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited 5. CLARIFYING REMARKS: This area contains a heterogeneous mixture of all kinds	•									
b. Construction		2	Type			OTHER	TYPE _	%	OTHER TIPE	7
C. Average Age 6-18 Years Years Years d. Repair e. Occupancy 80 3 3 3 3 f. Home ownership 55 3 3 3 3 g. Constructed past yr. None h. 1929 Price range \$ 2,500-5,000 1003 \$ 1003 \$ 10 i. 1935 Price range \$ 3,000-5,500 115 \$ \$ \$ \$ \$ \$ j. 1938 Price range \$ 3,000-5,500 115 \$ \$ \$ \$ \$ \$ k. Sales demand \$ Slow \$ \$ \$ \$ 1. Activity Slow m. 1929 Rent range \$ 25 - 35 1003 \$ 1003 \$ 1003 \$ 1 n. 1935 Rent range \$ 30 - 40 117 \$ \$ \$ \$ \$ \$ p. Rental demand \$ Fair \$ \$ \$ \$ p. Rental demand \$ Fair \$ \$ \$ \$ 4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited 5. CLARIFYING REMARKS: This area contains a heterogeneous mixture of all kinds				Frame & C	BS					
d. Repair Fair e. Occupancy 80 % % % f. Home ownership 55 % % % g. Constructed past yr. None				6-18 _{Vas}	-		Vears		Vears	
e. Occupancy					.15		icais		rears	
f. Home ownership				80	α		α		· · · · · · · · · · · · · · · · · · ·	
g. Constructed past yr. None h. 1929 Price range \$ 2,500-5,000				55	a,		N			
h. 1929 Price range \$ 2,500-5,000 100% \$ 100				None	_ %		<i>N</i>			
i. 1935 Price range \$ 3,000-5,500					00 100%	\$		100%	\$	1009
j. 1938 Price range \$ 3,000-5,500										
k. Sales demand \$										
1. Activity										
m. 1929 Rent range \$ 25 - 35				Slow						
n. 1935 Rent range \$ 30 - 40				\$ 25 - 35	7,00%	\$		100%	\$	100
o. 1938 Rent range \$ 30 - 40						\$				
p. Rental demand \$_Fair \$\$				s 30 - 40						
q. Activity Fair								,	STATE AND ADDRESS.	
4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited 5. CLARIFYING REMARKS: This area contains a heterogeneous mixture of all kinds				Ψ						
5. CLARIFYING REMARKS: This area contains a heterogeneous mixture of all kinds	4.			AGE FUNDS:	a. Home n	ırchase	Limited	: h.	Home building	Limited
of property.				This area	contains a					

Both sides of N.E. 6th Avenue & Biscayne Blvd. from 83rd

6. NAME AND LOCATION Terr. to 91st Terr., Miami, Morida SECURITY GRADE C AREA NO. 3

•		A CHARACTERISTICS: Description of Ter	rrain.	Level						
	b.	Favorable Influence		Close t			rtation, s	choo	ols and commun	ity .
	с.	Detrimental Influe	ences.	Poorly	zoned	and nond	escript ty	pe o	of dwellings.	
	d.	Percentage of land	d improved_	18 %;	e. T	rend of de	esirabilit	y ne	xt 10-15 yrs.	-Down
2.			s, mechanics		b E	stimated:	annual fam	i1v	income \$1 000	2 000
	a.	Foreign-born family								
		Infiltration of								
		Population is inc								
3.		LDINGS:	20026				1			
٥.	201	zzinos.	PREDOMINATI	ING	%	OTHER T	YPE	_ %	OTHER TYPE	
	a.	Туре								
	b.	Construction	-							
	c.	Average Age	Ye	ars		Yе	ears		Years	
	d.	Repair								
	·e.	Occupancy		_%			%		%	
	f.	Home ownership		_%			%		%	
	g.	Constructed past	yr							
	h.	1929 Price range	\$		100%	\$		0%	\$	100
	i.	Price range	\$		%	\$		_%	\$	
	j.	Price range	\$		%	\$		_%	\$	
	k.	Sales demand	\$			\$			\$	
	1.	Activity								
	m.	1929 Rent range	\$		100%	\$		۵%	\$	100
	n.	Rent range	\$		%	\$		_%	\$	
	0.	Rent range	\$	• • •	%	\$		_%	\$	
	p.	Rental demand	\$			\$			\$	
	q.	Activity		_						
4.	AV.	AILABILITY OF MORTO	GAGE FUNDS:	a. Ho	ome pu	rchase	;	ь. Н	ome building_	
5.	CL	which are the landscaping. range from \$12 of this area W it is contempl under 90% FHA have already b	cheaper and The area in to \$20 a m lest of N.W. ated approx loans and a	less d genera onth. 7th Av imatel; 11 sell	lesira al is Value ve. is v 300 ling f	nondescrips from \$1 located houses will or less to	pt and una ,500 to \$3 in Seventh 11 be erec han \$2,600	ttra ,500 Ave	ctive. Renta That portionue Park, in all financed	No ls on which
6.	NA	ME AND LOCATION R						RADE	AREA	NO. 4

Miami Ave. in the vicinity of Edison School, Miami, Florida

1. AREA	CHARACTERISTICS:
---------	------------------

a.	Description	of	Terrain.	Level
----	-------------	----	----------	-------

- b. Favorable Influences. Zoned for residences. Moderately restricted. Close to good bus transportation, community shopping centers, schools and churches.
- c. Detrimental Influences. Encroachment of business.

	d. Percentage of land	d improved 35	%; e.	Trend of desiral	bility	next 10-15 yrs	s.Static
2.	INHABITANTS: Business a. Occupation skilled clerks			Estimated annual	l famil	y income \$1,80	00-4,000
	c. Foreign-born famil	lies None %;		None pred	dominat	ing; d. Negro	None ;%
	e. Infiltration of	None	_; f. 1	Relief families	None	9	
	g. Population is inc	reasing slowly	_; decr	easing	;	static	
3.	BUILDINGS:	PREDOMINATING	100 %	OTHER TYPE _	%	OTHER TYPE	<u> </u>
	a. Type	1 & 2 sty sing	gles				
	b. Construction	CBS& frame					
	c. Average Age	6-18 Years		Years		Years	3
	d. Repair	Fair		A STATE OF THE PARTY OF THE PAR		1000	
	e. Occupancy	100 %		%			8
	f. Home ownership	_50%		%			8
	g. Constructed past	yr. None					
	h. 1929 Price range	\$2,500-5,000	100%	\$	100%	\$	100%
	i. 1935 Price range	\$3,000-6,000	_120_%	\$	%	\$	%
	j. 1938 Price range	\$3,000-6,000	120 %	\$	%	\$	%
	k. Sales demand	\$_Poor		\$		\$	
	1. Activity	Poor					
	m. 1929 Rent range	\$30 - 45	100%	\$	100%	\$	100%
	n. 1935 Rent range	\$35 - 50	114 %	\$	%	\$	%
	o. 1938 Rent range	\$35 - 50	_114 %	\$	%	\$	<u> </u>
	p. Rental demand	\$ Good		\$		\$	
	q. Activity	Good					
4.	AVAILABILITY OF MORTG	GAGE FUNDS: a.	Home pu	rchase Limited	_; b.	Home building	Limited
	CIADIEVING DEMARKS.						

1.	AREA	CHARACTERISTICS:
1 .	TITLE	OHIM CIDITION.

a.	Description	of	Terrain.	Level

- b. Favorable Influences. Zoned for residences. Close to good transportation and schools and shopping centers.
- c. Detrimental Influences. Poor enforcement of zoning restrictions.

	d.	Percentage of land	d improved 35 %	; e. T	rend of desirab	ility n	ext 10-15 yrs.	Down
	INHA	ABITANTS: Mechan Occupation <u>& lab</u>	nics, clerks	; b. E	Stimated annual	family	v income \$ 1,80	0-2,500
	c.	Foreign-born famil	lies None%;	None	pred	lominati	ng; d. Negro	None ;%
	e.	Infiltration of	None	; f. F	Relief families	Tay I	Few	
	g.	Population is inc	reasing slowly	; decre	easing	;	static	-
3.	BUII	LDINGS:	PREDOMINATING	100 %	OTHER TYPE _	 %	OTHER TYPE	%
	a.	Туре	1 & 2 sty					
	b.	Construction	CBS& frame					
	c.	Average Age	_6_18Years		Years		Years	
	d.	Repair	Fair		The state of the s		The state of the s	
	e.	Occupancy	_100%		%		%	
	f.	Home ownership	%		%		%	
	g.	Constructed past	yr. None					
	h.	1929 Price range	\$2,000-7,000	100%	\$	100%	\$	100%
	i.	1935 Price range					\$	
	j.	1938 Price range	\$2,500-7,500	_121%	\$	%	\$	<u> </u>
	k.	Sales demand	\$_Fair		\$		\$	
	1.	Activity	—Fair—					
	m.	1929 Rent range	\$ 25 - 45	100%	\$	100%	\$	
	n.	1935 Rent range	\$_3050	_116.%	\$	%	\$	%
	0.	1938 Rent range	\$_30_50_	-116%	\$	%	\$	%
	p.	Rental demand	\$_Good		\$		\$	
	q.	Activity	—Good——				1	
4.	AVA	AILABILITY OF MORTO	GAGE FUNDS: a.	Home pu	rchase Limited	_; b.	Home building	Limited

5. CLARIFYING REMARKS: Like many other areas in this city, there is some small portion of it being improved with houses too good for the area.

North of N.W. 36th Street between

N. Miami Ave. and 12th Ave.,

SECURITY GRADE C AREA NO. 6

	A CHARACTERISTICS: Description of Te	rrain. Le	vel				
b.	Favorable Influen		ose to good schools.		rtation,	shopping cente	ers
с.	Detrimental Influ	ences. Cl	ose to Neg	ro settlement.			
	ABITANIS: clerk	ed mechanics	and				
	Foreign-born fami						
	Infiltration of						,
	Population is inc						
		reasingslow.	<u>ry</u> ; decr	easing	,	Static	
BUI	LDINGS:	PREDOMINATING	G%	OTHER TYPE	%	OTHER TYPE	
a.	Туре						
b.	Construction						
c.	Average Age	Year	s	Years		Years	
d.	Repair						
e.	Occupancy		%	%		%	
f.	Home ownership		%	%		%	
g.	Constructed past	yr	23				
h.	1929 Price range	\$	100%	\$	100%	\$	1009
i.	Price range	\$	%	\$	%	\$	9
j.	Price range	\$	%	\$	%	\$	
k.	Sales demand	\$		\$		\$	
1.	Activity		_				
m.	1929 Rent range	\$	100%	\$	100%	. \$	1009
n.	Rent range	\$	%	\$	%	\$	
0.	Rent range	\$	%	\$	%	\$	
p.	Rental demand	\$		\$		\$	
q.	Activity		_				
AV	AILABILITY OF MORTO	GAGE FUNDS: a	. Home p	urchase	; b.	Home building	
						amily dwelling	
	rang to \$	ing in price 40. These ho	from \$3,00 uses are a	00 to \$4,500 wi	ith a ren	atal range from ed and are fai	\$25

6. NAME AND LOCATION 17th Avenue Manors, Miami, Florida SECURITY GRADE ____ C AREA NO. 7

b. Favorable Influences. Close to good schools, transportation and community shopping centers. c. Detrimental Influences. Poor restrictions and zoning. Proximity of incinerator. d. Percentage of land improved 30 %; e. Trend of desirability next 10-15 yrs. Static 2. INHABITANTS: and clerks and clerks ; b. Estimated annual family income \$ 1,200-2,000 c. Foreign-born families None; None predominating; d. Negro None e. Infiltration of None ; f. Relief families Few g. Population is increasing slowly; decreasing ; static	
d. Percentage of land improved 30 %; e. Trend of desirability next 10-15 yrs. Static 2. INHABITANTS: Mechanics, laborers and clerks ; b. Estimated annual family income \$ 1,200-2,000 c. Foreign-born families None; None predominating; d. Negro None	
2. INHABITANTS: a. Occupation	
c. Foreign-born families None; None predominating; d. Negro None e. Infiltration of None; f. Relief families Few g. Population is increasing slowly; decreasing; static	
e. Infiltration of None; f. Relief families Few g. Population is increasing slowly; decreasing; static; ; static;	
g. Population is increasing slowly; decreasing ; static ; static ;	
3. BUILDINGS:	
PREDOMINATING 100 % OTHER TYPE % OTHER TYPE	%
a. Type	
b. Construction Frame & C B S	
c. Average Age 6-18 YearsYearsYears	
d. Repair	
e. Occupancy%%%	
f. Home ownership%%	
g. Constructed past yr. None	
h. 1929 Price range \$\frac{1,500-4,000}{100\%} \frac{1}{200\%}	100%
i. 1935 Price range \$ 1,800-4,50017 \$	%
j. 1938 Price range \$1,800-4,500 11% \$ % \$	9
k. Sales demand \$s \$ \$	
1. ActivityFair	
m. 1929 Rent range \$ 15 - 35 100% \$ 100% \$ 100% \$ 100%	1009
n. 1935 Rent range \$ 20 - 40 124 \$ % \$	9
o. 1938 Rent range \$_20 - 40	9
p. Rental demand \$Good \$ \$	
q. Activity Good	
4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limite	
5. CLARIFYING REMARKS:	
3. ODAKITING ADMAKAG.	

6. NAME AND LOCATION Allapattah Park & surroundings. SECURITY GRADE C AREA NO. 8

	AREA	CHARACTERISTICS:	
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- a. Description of Terrain. Level
- b. Favorable Influences. Zoned for residences. Highly restricted. Close to good bus transportation, community shopping centers, schools and churches.
- c. Detrimental Influences. Increase of tourist homes and boarding houses within the area.

	a.	Executi	ives, semi-execu		ilend of desirabl	III I	lext 10-15 yrs.	
		ABITANTS: busines	ss men & retired		Estimated annual	family	z income \$ 3.00	0-10.600
	a.	Foreign-born fami						
	c.							,
	e.							
	g.	Population is inc	reasing slowly	; decr	easing	;	static	
	BUI	LDINGS:	PREDOMINATING	80_%	OTHER TYPE	20_ %	OTHER TYPE	%
	a.	Туре	1 & 2 sty sing	les	Apartments & h	otels		
	b.	Construction	C. BS		_CBS			
	c.	Average Age	_6-18Years		6_18_Years		Years	
	d.	Repair	Fair		_Fair			
	e.	Occupancy	_100%		*100 %		%	
	f.	Home ownership	%		<u>None</u> %		%	
	g.	Constructed past	yr. None		None			
	h.	1929 Price range	\$ 5,000-15,000	100%	\$15,000-75,000	100%	\$	
	i.	1935 Price range	\$_7,000_18,000	130 %	\$25,000-100,000	150%	\$	%
	j.	1938 Price range	\$_7,000-18,000	130 %	\$25,000-100,000	150%	\$	%
	k.	Sales demand	Good from inv	Pola	\$ Slow		\$	
	1.	Activity	home ownership Fair	standpo	Slow			
	m.	1929 Rent range	\$ 40 - 100	100%	\$	100%	\$	100%
	n.	1935 Rent range	\$ 50 - 125	_125%	\$	%	\$	%
	0.	1938 Rent range	\$ 50 - 125	125%	\$	%	\$	%
	p.	Rental demand	\$ Good		\$*		\$	
	q.	Activity	Good		*			
4.	AV	AILABILITY OF MORT	GAGE FUNDS: a.	Home p	urchase Limited	; b.	Home building J	Limited
5.	CL	ARIFYING REMARKS:	*The hotels and	apartme	ents have very fer	w rent	als during the	

summer months. During the winter tourist season they create practically 100% occupancy. Prices for apartments range from \$300 to 800 for the season, hotel rooms from \$4 to \$10 a day.

		Buena Vista	Section	South to	0				
		& including	Miramar	. Miami,	Florida				
6.	NAME AND LOCATION				SECURITY	GRADEC	AREA	NO. 9	
	THE PROPERTY.								

	1-37		DESCRIE	PTION -	SECUR	RITY MAP OF_M	etropol	itan Miami	
1.		CHARACTERISTICS: Description of Ter							
	b.	Favorable Influence	ces.	Close to district.		portation, thea	ters ar	nd business	
	с.	Detrimental Influe	ences.	Encroach	nent o	f business.			
2.	INHA a.	Occupation wint Foreign-born famil	nts, laborer touris	orers sts ; %; German	b. E	stimated annual	family	y income \$\frac{2,0}{\text{ing}}; d. Negro	00-6,000
	e.	Infiltration of	German &	Russian-	f. R	elief families	No	one	
	g.	Population is inc	reasing_		decre	asing	;	static	
3.	BUII	LDINGS:	PREDOMIN	ATING 7	70 g	OTHER TYPE _	30 %	OTHER TYPE	9
	a.	Туре	Hotels	& apartme	nts	1 & 2 sty sin	gles		
	b.	Construction	C R S			CBS			
	c.	Average Age	6-18	Years		_1-18 Years		Years	
		Repair	Fair			Fair			
	e.	Occupancy	100	%		100 %		%	
	f.	Home ownership	None	%		80 %		%	
	g.	Constructed past	yr. None			20 (\$4,000-8,	000)		
	h.	1929 Price range	\$ Wide v	variety	100%	\$ None	100%	\$	1009
	i.	1935Price range	\$ "	11	%	\$ 5,000-10,000		\$	
	j.	1938Price range	\$ "	п	%	\$ 5,000-10,000	%	\$	
	k.	Sales demand	\$ Good			\$ Good		\$	
	1.	Activity	Good			Good			
	m.	1929 Rent range	\$ Wide v	variety	100%	\$ 30 - 60	100%	\$	100
	n.	1935 Rent range	\$ "	"	g	\$ 40 - 75	129	\$	100
	0.	1938Rent range	\$ "	II .		\$ 40 - 75	129	\$	
			\$ Good	during	70	\$ Good during		\$	
	p.	Rental demand Activity	86	eason during		season Good during		φ	
	1 - 8		Se	eason		season		Home building	Ample
4.	AVF	AILABILITY OF MORTG	AGE FUNDS	o. a. no	me pu	renase	-, D.	nome building	AND DESCRIPTION OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUM

5. CLARIFYING REMARKS: This is oldest area of Miami Beach and is located close to various night clubs, theaters, public bathing beaches and dog tracks.

1.		A CHARACTERISTICS: Description of Ter	rrain. Level					
	b.	Favorable Influence		to good b	us transportates.	cion, sch	ools and	
	с.	Detrimental Influe	ences. Lack of areas.	zoning	restrictions.	Close t	o undesirable	
2.	INH		ed & unskilled nics, laborers	&				
	c.	Foreign-born famil	lies_ <u>10</u> %;	Cubans	pr	edominat	ing; d. Negro	<u>None</u> ;%
	e.	Infiltration of	Cubans	_; f. I	Relief familie	s Fev		
	g.	Population is inc	reasing slowly	_; decre	easing	;	static	
3.	BUI	LDINGS:			OWNED WADE		OWNED WADE	a
			PREDOMINATING	%	OTHER TYPE	%	OTHER TIPE	<u> </u>
		Type						
	b.	Construction			V		V	
	c.	Average Age	Years		Years		Years	
	d.	Repair					-	
	e.	Occupancy	 %		<u> </u>		%	
	f.	Home ownership			<u> </u>			
	g.	Constructed past				~~~~	•	7000
	h.	1929 Price range					\$	
	i.		\$				\$	
	j.	Price range				%	\$	76
	k.	Sales demand	\$		\$		\$	
	1.	Activity						
	m.	1929 Rent range			\$			
	n.	Rent range			\$			
	0.	Rent range	\$	%	\$	%	\$	%
	p.	Rental demand	\$		\$		\$	
	q.	Activity						
4.	AV	AILABILITY OF MORTO	GAGE FUNDS: a.	Home pu	rchase	; b.	Home building.	
5.	CL	ARIFYING REMARKS:	range from \$1: area just Nor a few attract:	500 to \$3 th of the ive small	ostly 1-story 5500, rental ra Miami canal a homes have re a better grade	inge of \$ and East ecently b	15 to \$35. In of 27th Avenue een constructe	the d,
6.	NA		Musa Isles & A Miami, Florida	llapattah	Section, SECUR	RITY GRAD	DEC AREA	NO. <u>11</u>

AREA				
a.	Description	of	Terrain.	Level

b.	Favorable	Influences.	Close to good bus transportation, shopping centers,
			schools and churches and parks, and playgrounds.

	с.	Detrimental Influences. Spotted with a heterogeneous type of improvement and cheap type of construction in many of houses in area. Poor repair conditions of many properties and encroachment of rooming and boarding houses in extreme Eastern portion of area.									
	d.	Percentage of land									
2.		HABITANTS: executives, clerks Occupation and mechanics; b. Estimated annual family income \$1,000-6,000									
	c.	Foreign-born famil	lies%;	Cubans	3	predominat	ing; d. Negro	None;%			
	e.	Infiltration of	Cubans	_; f. H	Relief fa	miliesFe	N				
	g.	Population is inc	reasing_slowly	_; decre	easing	;	static				
3.	BUI	LDINGS:	PREDOMINATING	80 %	OTHER '	TYPE 20 %	OTHER TYPE	. %			
	a.	Туре	1 & 2 sty sin			& apartments					
	b.	Construction	frame and C B	S	СВ	S					
	c.	Average Age	6-20 Years		10-15 Y	ears	Years				
	d.	Repair	Fair		Fair						
	e.	Occupancy	90 %		85	% during season	%				
	f.	Home ownership	40 %		9-	%	%				
	g.	Constructed past	yr. None								
	h.	1929 Price range	\$1,500-8,000	100%	\$		\$				
	i.	1935 Price range	\$2,000-9,000	123 %	\$	%	\$	%			
	j.	1938 Price range	\$2,000-9,000	123 %	\$	%	\$	<u> </u>			
	k.	Sales demand	\$_Fair		\$		\$				
	1.	Activity	Fair								
	m.	1929 Rent range	\$ 15 - 50	100%	\$	100%	\$	100%			
	n.	1935 Rent range	\$_20 - 65	131 %	\$	%	\$	%			
	0.	1938 Rent range	\$_20 - 65	131 %	\$	%	\$				
	p.	Rental demand	\$_Fair		\$		\$				
	-	Activity	Fair								

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

This is a wide area and practically the same influences are present in all sections of it. It is a section where most of CLARIFYING REMARKS: the construction is old run-down, and is held by owners for investments rather than for personal occupancy.

North of Flagler down by River on the East and North, and by 32nd Avenue on the West. Also including an area south

6. NAME AND LOCATION of Flagler to 8th Street between SECURITY GRADE C AREA NO.12

- 1. AREA CHARACTERISTICS: a. Description of Terrain. Level
 - b. Favorable Influences. Close to adequate bus transportation, community and downtown Miami shopping centers. Zoned for residences, apartments, and small community business.
 - c. Detrimental Influences. Heterogeneous type of improvements. Encroachment of business and apartments and tourist homes and boat yards.

	d.	Percentage of lan	d improved 80 g	id e.	Frend of desirable	ility r	next 10-15 yrs.	down
		ABITANTS: mechan busine	ics, clerks &		Estimated annual			
	c.	Foreign-born fami	lies_20 %;	Cubans	predo	ominati	ing; d. Negro	None;%
	e.	Infiltration of_	Cubans	_; f. l	Relief families_		None	
	g.	Population is inc	reasing_slowly	_; decr	easing	;	static	
3.	BUII	LDINGS:	PREDOMINATING	70 %	OTHER TYPE	30 g	OTHER TYPE	%
	a.	Туре	1 & 2 sty sing	gles	Apartments &	small		
	b.	Construction	CBS& frame		hotels C B S			
	c.	Average Age	10-25 Years		6-15 Years		Years	
	d.	Repair	Fair		Fair		27/19	
	e.	Occupancy	100 %				%	
	f.	Home ownership	40 %		None %		%	
	g.	Constructed past	yr. None		None			
	h.	1929 Price range	\$2,000-6,000	100%	\$ 5,000-15,000	100%	\$	
	i.	1935 Price range	\$2,500-7,000	121g	\$ 6,000-20,000	127%	\$	%
	j.	1938 Price range	\$2,500-7,000	121%	\$ 6,000-20,000	127%	\$	%
	k.	Sales demand	\$Fair		\$_Fair		\$	
	1.	Activity	Fair		Fair			
	m.	1929 Rent range	\$_20 - 55	100%	\$	100%	\$	100%
	n.	1935 Rent range	\$_25 - 60	117%	\$	%	\$	%
	0.	1938 Rent range	\$_25 - 60	117%	\$	%	\$	
	p.	Rental demand	\$_Fair		\$		\$	
	q.	Activity	Fair		*			
4.	AVA	ALLABILITY OF MORT	GAGE FUNDS: a.	Home pu	rchase limited	; b.	Home building_	limited
5.	CLA	des	y of Miami proper irability of thi	er, but a	der and formerly as new subdivision as proportionate	ons are	e being develop fered. This i	ed s a

6. NAME AND LOCATION South of Flagler from River to S.W.SECURITY GRADE C AREA NO. 13

22nd Ave. & South of Flagler to 15th
Street, Miami, Florida

a month in the winter season, and from \$2 to \$4 for the hotel rooms. During the off summer season, rents will range from \$15 to \$30.

the City.

*Hentals of these apartments will average from !40 to \$60

1.	AREA CHARACTERISTICS: a. Description of Terrain.	Level		

	and s	cictions moderately schools. Good bus nce of downtown Mi	well maintaine transportation ami.	ed. Close to s		S
		bligh	ted from the s		od residential	
	d. Percentage of la	area.		desirability n	next 10-15 vrs.	Down
2.	INHABITANTS: executa. Occupation mech	essional men, busin atives, clerks, and anios ;	b. Estimate	d annual family	y income \$ 1,200	0-
	c. Foreign-born fam	nilies10%;	Cubans	predominati	ing; d. Negro_	%%
	e. Infiltration of					
	g. Population is in	ncreasing slowly;	decreasing_	;	static	
3.	BUILDINGS:	PREDOMINATING _			OTHER TYPE	
	a. Type	_ 1 & 2 st y sin	igles			
	b. Construction	Frame & C B S			-	
	c. Average Age	<u>10-25</u> Years		Years	Years	
	d. Repair	Fair				
	e. Occupancy	%		%	%	
	f. Home ownership	40 %		%	%	
	g. Constructed pas	t yr. None	_			
	h. 1929 Price range	e \$ <u>2,000-10,</u> 000	100% \$		\$	1009
	i. 1939rice rang	e \$ <u>3,000</u> –15,000	15 0 \$	%	\$	9
	j. 193@rice rang	e \$3,000_15,000	150 \$	%	\$	9
	k. Sales demand	\$Feir	\$		\$	
	1. Activity	Feir				
	m. 1929 Rent range	e \$ <u>20 - 60</u>	100% \$		\$	1009
	n. 1988nt range	e \$ <u>25 - 75</u>	1%5 \$	%	\$	
	o. 1982nt range	e \$ <u>25 - 75</u> .	1\$5 \$	%	\$	
	p. Rental demand	\$_Fair	\$		\$	
	q. Activity	Fair				
4.	AVAILABILITY OF MOR	RTGAGE FUNDS: a.	Home purchase_	limited; b.	Home building 1	imited
5.	CLARIFYING REMARKS:	This section, is still quite de of the City maint lis developed with cases, and its de finer homes are n boarding houses.	sirable proper ain their home small one-sto sirability is:	ty, and some of s there. That ry frame homes rapidly depreci	portion west of in the majority lating. Some of	idents f Brick+ y of f the

6. NAME AND LOCATION Part of Brickell Subdivision, SECURITY GRADE C AREA NO. 14

	a.	Description of Te	rrain. Le	vel				
	b.	Favorable Influen			idences. Moder uate bus transp			
	с.	Detrimental Influ		stance from	schools and co	ommunity	shopping	
	d.	Percentage of lan	d improved_1	<u>8</u> %; e. '	Frend of desira	bility n	ext 10-15 yrs.	Static
2.		ABITANTS: Clerk Occupation & small			Estimated annua	l family	income \$1,200	-3,000
	c.	Foreign-born fami	liesNone %;_	None	pre	dominati	ng; d. Negro	None;9
	e.	Infiltration of_	None	; f. 1	Relief families	No	ne	
	g.	Population is inc	reasing slowl	y_; decre	easing	;	static	
3.	BUI	ILDINGS:	PREDOMINATIO	<u>NG</u> %	OTHER TYPE	 %	OTHER TYPE	9
	a.	Туре			- 19 S			
	b.	Construction						
	c.	Average Age	Yea	rs	Years		Years	
	d.	Repair		-				
	e.	Occupancy		_%	%		%	
	f.	Home ownership		_%	<u> </u>		%	
	g.	Constructed past	yr	_				
	h.	1929 Price range	\$	100%	\$	100%	\$	100
	i.	Price range	\$	%	\$	%	\$	
	j.	Price range	\$	%	\$	%	\$	
	k.	Sales demand	\$		\$		\$	
	1.	Activity	The state of the s	-				
	m.	1929 Rent range	\$		\$	100%	\$	
	n.	Rent range	\$	%	\$	%	\$	
	0.	Rent range	\$	%	\$	%	\$	
	p.	Rental demand	\$		\$		\$	
	q.	Activity						
4.	AV	VAILABILITY OF MORT	GAGE FUNDS:	a. Home pu	rchase	_; b.	Home building_	
5.	CL	speculative	last 3 years e purposes. ouses, and th	, houses be The builder	e new construction built by a has been fairly is desirable in	local b	uilder for ssful in dispo	
6.	N A		Silver Bluff King's Park,		Toronto.	ITY GRAD	E C AREA	NO.15
0.	142					- OLUID	TITLE II	

AF a.		CHARACTERISTICS: Description of Ter	rrain. Lev	vel				
b		Favorable Influence	ces. Clo	ose to good	bus transpor	tation		
С		Detrimental Influe	des	sign. Close	pe of construe to Negro se	gregation,	architectural, and lack of	
d		Percentage of land	d improved	<u>18</u> %; e. 1	Trend of desi	rability n	next 10-15 yrs.	Static
I. a	NHA •	BITANTS: Mechani Occupation & snal	ics, laborers		Estimated ann	ual family	/ income \$1,000	0-2,500
С		Foreign-born famil	lies_ <u>20</u> %;_	Cubans	ĝ. p	redominati	ing; d. Negro	None;%
е		Infiltration of	Cubans	; f. I	Relief famili	es <u>Fo</u>	ew	
g		Population is inc	reasing	; decre	easing	;	static Yes	
В	UII	DINGS:	PREDOMINATI	NG 100 %	OTHER TYPE	%	OTHER TYPE	<u> </u>
a		Type	1 story					
b		Construction	Frame	_	-			
C		Average Age	6_18_Yea	rs	Years		Years	
d		Repair	_ Fair					
е		Occupancy	80	_%	%		%	
f		Home ownership	30	_%	<u> </u>		%	
8		Constructed past	yr. None					
ł	1.	1929 Price range	\$1,500-2,500	0 100%	\$	100%	\$	100%
j		1935 Price range	\$1,750-3,000	0 119%	\$	%	\$	%
	j .	1938 Price range	\$_,750-3,000	0 119%	\$	%	\$	%
1	(.	Sales demand	\$_Fair		\$		\$	
	L.	Activity	Fair					
I	n.	1929 Rent range	\$ 15 - 30	100%	\$	100%	\$	100%
1	1.	1935 Rent range	\$ 20 - 35	126 %	\$	%	\$	9
).	1938 Rent range	\$20 - 35	%	\$	%	\$	9
1	0.	Rental demand	\$_Fair		\$		\$	
	1.	Activity	Fair					
. •	AVA	ILABILITY OF MORTO	GAGE FUNDS:	a. Home pu	rchase linit	ed; b.	Home building	limited
. (CLA	RIFYING REMARKS:						

	AREA	CHARACTERISTICS: Description of Te	rrain. Lev	vel .				
	b.	Favorable Influence	CCO.	Control of the Contro	d transportat ly restricted		ed for residence	ces
	с.	Detrimental Influ	ences. Clo	se to Neg	ro segregatio	n.		
	d.	Percentage of land	d improved	<u>.8</u> %; e.	Trend of des	irability	next 10-15 yrs	Static
	INHA	ABITANTS: Small skille	merchants and		Estimated and	nual famil	y income \$ 1,50	00-3,000
	c.	Foreign-born fami	lies <u>None</u> %; _	None		predominat	ing; d. Negro	None;
	e.	Infiltration of	None	; f.	Relief famil:	iesl	None	
	g.	Population is inc	reasing_slowl	y; decr	easing	;	static	
	BUI	LDINGS:	PREDOMINATIN	G 100 %	OTHER TYPE	<u> </u>	OTHER TYPE	
	a.	Туре	1 & 2 sty s	ingles				
	b.	Construction	CBS.					
	c.	Average Age	_6-18_Year	'S	Year	5	Years	
	d.	Repair	Fair					
	e.	Occupancy	100	8	9	8	%	
	f.	Home ownership	40	%		8	%	
	g.	Constructed past	yr. None					
	h.	1929 Price range	\$_3,000-6,00	00100%	\$	100%	\$	100
	i.	1935 Price range	\$_4,000-7,00	0 125%	\$	%	\$	
	j.	1938 Price range	\$ 4,000-7,00	0 125%	\$	%	\$	
	k.	Sales demand	\$_Fair	-	\$		\$	
	1.	Activity	Fair					
	m.	1929 Rent range	\$ 20 - 40	100%	\$	100%	\$	100
	n.	1935Rent range	\$ 25 - 50	125%	\$	%	\$	
	0.	1938 Rent range	\$ 25 - 50	125%	\$	%	\$	
	p.	Rental demand	\$_Fair	_	\$		\$	
	q.	Activity	Fair		1 1 1 1 1 1	-		
•	AVA	ILABILITY OF MORTO	GAGE FUNDS: a	a. Home pu	rchase Ampl	<u>e</u> ; b.	Home building	Ample
	CLA	RIFYING REMARKS:						

٠٠٠ - ١٠٠٠ . . .

		AREA	DESCRIPTI	<u>ON</u> - 3E	CURITI	MAP UF	N 196 1		
		CHARACTERISTICS: Description of Te	rrain. L	evel					
	b.	Favorable Influence				portation d schools.		munity	
	с.	Detrimental Influe	ences. L	ack of pr	ice restr	iction in	buildi	ng.	
2.	INHA a.	Occupation skill clerk Foreign-born famil	merchants, ed mechanic s	s, & ; b.	Estimat ubans	ed annual	family ominati	income \$_1,50	00-3,00
	e.	Infiltration of	Cubans	; f.	Relief	families_	Non	9	
	g.	Population is inco	reasingsl	owly; de	creasing_		;	static	
3.	BUII	LDINGS:	PREDOMINAT		% OTHI	ER TYPE	%	OTHER TYPE	9
	a.	Туре		y singles					
	b.	Construction	Frane &	C B S					
	c.	Average Age	6-18_Ye	ars		_Years		Years	*
	d.	Repair	Fair	_					
	e.	Occupancy	100	_%	100	%		%	
	f.	Home ownership	40	_%		%		%	
	g.	Constructed past	yr. None						
	h.	1929 Price range	\$_2,500-4,	000 100	2% \$		100%	\$	100
	i.	1935Price range	\$_3,000-5,	500 13	8% \$		%	\$	
	j.	1938Price range	\$_3,000-5,	500 13	⁶ % \$		%	\$	
	k.	Sales demand	\$_Fair		\$			\$	
	1.	Activity	Fair						
	m.	1929 Rent range	\$ 25 - 40		0% \$		100%	\$	100
	n.	1935 Rent range	\$ 30 - 50		2,3 \$			\$	
	0.	1938 Rent range	\$ 30 - 50) .1	23 \$		%	\$	
	D.	Rental demand	s Fair		\$			\$	
		Activity	Fair						
4.		AILABILITY OF MORTG	ACE FINDS.	a Home	nurchase	limited	· h	Home building	limite
5.		ARIFYING REMARKS:	This sect	ion is vo	rying in	its type as on the	of cons	struction. It	is

Area lying West of Shenandouh,

Miani, Florida SECURITY GRADE C AREA NO. 18

S FC	ORM 8				Metrono	litan Mismi	
	AR	EA DESCRIPTION	ON - SECUI	RITY MAP	0F	II Oali mitalia	
	AREA CHARACTERISTIC a. Description of		evel				
1	b. Favorable Influ	ences. C	lose to the	community se to good	shopping ce transportat	nters of Coral	5.
	c. Detrimental Inf				mps in the a of Southwest	rea, particula 8th Street.	rly
	d. Percentage of 1	and improved	<u>1</u> 8%; e. 1	frend of de	esirability n	ext 10-15 yrs.	Stati.
2.	INHABITANTS: Claration	erks, mechanics small merchants	& ; b. I	Estimated a	annual family	v income \$_1,20	00-2,50
	c. Foreign-born fa	milies None;		None	_ predominati	ng; d. Negro_	None,%
	e. Infiltration of						
	g. Population is i						
3.	BUILDINGS:	PREDOMINATI	NG%	OTHER T	<u>YPE</u> %	OTHER TYPE	%
	a. Type						
	b. Construction						
	c. Average Age	Yea	rs	Yе	ars	Years	
	d. Repair					200	
	e. Occupancy		_%	-	_%	%	
	f. Home ownership		_%		_%	%	
	g. Constructed pa	st yr					
	h. 1929 Price ran	ge \$	100%	\$		\$	100%
	i. Price ran	ge \$	%	\$	%	\$	%
	j. Price ran	ge \$	%	\$	%	\$	%
	k. Sales demand	\$		\$		\$	
	1. Activity			-			
	m. 1929 Rent rang	e \$	100%	\$	100%	\$	100%
	n. Rent rang	e \$	%	\$	%	\$	%
	o. Rent rang	ge \$	%	\$	%	\$	%
	p. Rental demand	\$		\$	1	\$	
	q. Activity				1		
4.	AVAILABILITY OF MO	ORTGAGE FUNDS:	a. Home p	urchase	; b.	Home building -	
5.	CLARIFYING REMARKS				77 the impro	rementa horro he	- 000
-		or recent original	in, naving	bungal aug	in the Last	0% have been h	nilt.

by individuals for home ownership, and the other 50% by speculative builders. The majority of the houses are occupied.

Tamiami Trail Park, Tamiami
Groves and Granada Groves, not
in an incorporated community SECURITY GRADE _____ C AREA NO. ____ .

		CHARACTERISTICS: Description of Ter	rain.	Level an	nd fl at					
	b.	Favorable Influenc	es.				of employments center	ent, schools	,	
	с.		ions, pr	oximity o	f Hial	leah Race T		ard Railroad		
	d.	Percentage of land	improved	d_15 %;	e. T	rend of de	sirability n	ext 10-15 y	rs. Down	
				mechanics		stimated a	nnual family	income \$ <u>80</u>	0-2,000	
	c.	Foreign-born famil	ies None	ß;	None		predominati	ng; d. Neg	ro <u>None</u> ;	9
	e.	Infiltration of	None	;	f. R	elief fami	liesF	ew.		-
	g.	Population is incr	easing_	;	decre	asing	<u>;</u>	static Ye	s	
		LDINGS:		ATING _			<u>PE</u> %			
	a.	Туре								
	b.	Construction								
	c.	Average Age		Years		Yea	irs	Yea	rs	
	d.	Repair								
	e.	Occupancy		%			_%		_%	
	f.	Home ownership		%			_%		_%	
	g.	Constructed past	yr			-				
	h.	1929 Price range	\$		100%	\$		\$		100
	i.	Price range	\$		%	\$	%	\$		
	j.	Price range	\$		%	\$	%	\$		
	k.	Sales demand	\$			\$		\$		
	1.	Activity							_	
	m.	1929 Rent range	\$		100%	\$	100%	\$		100
	n.	Rent range	\$	-	%	\$	%	\$		
	0.	Rent range	\$		%	\$	%	\$	_	
	p.	Rental demand	\$			\$	_	\$		
	q.	Activity					_			
4.	AVA	AILABILITY OF MORTO	AGE FUND	S: a. H	lome pu	rchase limi	ited; b.	Home buildi	ng limited	
5.	CLA	ARIFYING REMARKS:	porti about 1-sto area	on of whi \$4,000, ory single	ich is while es run essed	improved we the Northeging in value oractically	with a few 2 ern portion tue from \$1,	tory, the So- story house is improved 000 to \$2,50 idential con	es worth with 00. The	

Southeastern portion of

6. NAME AND LOCATION Hialeah, Florida

SECURITY GRADE C AREA NO 20

•		CHARACTERISTICS: Description of Ter	rrain.	Level	and fla	t					
	b.	Favorable Influence	es.	Locati	on of Na	val Reser	ve unit	in are	ea.		
		Detrimental Influe		Lack o busine center	f pride : ss cente: s. Inad	in home ors, schoo	wnershi	p. Dis rches a d restr	enter of City stance from c and recreation	ommunity nal	
		02)	skille			rrend or d	uesirab.	illty i	ext 10-15 j1.		
	a.	ABITANTS: Clerks, occupation and la	borers	a meena	_; b. 1	Estimated	annual	family	income \$ 800	-2,000	
	c.	Foreign-born famil	LiesNone	_%;	Non	9	· predo	ominati	ng; d. Negr	None;	9
	e.	Infiltration of	Vone		_; f. 1	Relief fa	milies_	Non	10		
	g.	Population is inco	reasing_		_; decr	easing		;	static Yes		
3.	BUI	LDINGS:				ATUTE .	mwp.p.		OMNED MVD		
			PREDOMI	NATING	%	OTHER	TYPE	%	OTHER TYP	<u> </u>	
		Туре				F13.					
	b.	Construction		**					V		
		Average Age		_Years		У	ears		Year	S	
		Repair								- ~	
	e.	Occupancy	-	%			%			%	
	f.	Home ownership					%			%	
	g.	Constructed past		1					•		
	h.	1929 Price range					-	100%	\$		100
	i.	Price range							\$		
	j.	Price range			%			%	\$		
	k.	Sales demand	\$			\$			\$		
	1.	Activity									
	m.	1929 Rent range	\$		100%	\$		100%	\$	-	100
	n.	Rent range	\$		%	\$			\$		
	0.	Rent range	\$		%	\$		%	\$	-	
	p.	Rental demand	\$			\$			\$	-	
	q.	Activity									
4 -	AVA	AILABILITY OF MORTO	GAGE FUN	DS: a.	Home pu	rchase_	None	.; b.	Home building	None	
5.	CLA	ARIFYING REMARKS:	40 or	50 1-s	tory hou	ses (5-6	rooms),	rangin	containing a ng in value f n a home owne	rom	

Northwestern portion of

D LOCATION _____Opalocka, Florida _____SECURITY GRADE __C AREA NO. 21

6. NAME AND LOCATION_

area.

AREA a.	CHARACTERISTICS: Description of Te						
	pescription of re	errain.					
b.	Favorable Influen	nces. None					
с.	Detrimental Influ			leà, close to B No streets, no			ies.
d.	Percentage of lan	nd improved <u>5</u> %;	e.	Trend of desira	bility r	next 10-15 yrs.	Stati
INH.	ADTMANMO.	rers, mechanics					
a.	Foreign-born fam:						
		None ;					,
е.		creasing;					
g.	LDINGS:	Creasing,	deci	casing	,	300000	
DUI	LDINGS.	PREDOMINATING _	%	OTHER TYPE	%	OTHER TYPE	%
a.	Type						
b.	Construction						
c.	Average Age	Years		Years		Years	
d.	Repair						
e.	Occupancy	%		%		<u> </u>	
f.	Home ownership	%		%		%	
g.	Constructed past						
h.		\$				\$	1009
i.		* \$				\$	
j.	Price range	* \$	%	\$	%	\$	
k.	Sales demand	\$		\$		\$	
1.	Activity						
m.	1929 Rent range	\$	100%	\$	100%	\$	100
n.	Rent range	\$					
0.	Rent range	\$	%	\$	%	\$	
p.	Rental demand	\$		\$		\$	
q.	Activity						
AV	AILABILITY OF MORT	rgage funds: a.	Home p	urchase	_; b.	Home building	
CL	ARIFYING REMARKS:	A few houses poor quality, rar	in thi	s area are 1-st	ory fra	ne construction	of rental
		range from \$5 to	\$12.	This is a most	undesir	able area.	

Area immediately West of Western
portion of Miami Shores, in an

6. NAME AND LOCATION unincorporated community SECURITY GRADE D AREA NO. 1

AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

	a.	Description of Ter	rrain.]	Level					
	b.	Favorable Influence	ces. (Close to sh	opping	center			
	с.	Detrimental Influe		Lack of ade				r type and	
	d.	Percentage of land	d improved_	<u>10</u> %; e.	Trend	of desirab	ility n	ext 10-15 yrs.	Static
2.	INH		ers and unsl	killed				income \$_800-	
	c.	Foreign-born fami	lies <u>15</u> %;		lubans	pred	lominati	ng; d. Negroj	None ;%
	e.	Infiltration of	Cubans	; f.	Relief	families	Ma	ny	
	g.	Population is inc	reasing slow	wly ; de	creasing	,	;	static	•
3.	BUI	ILDINGS:	PREDOMINAT	CING	& OTH	IER TYPE _	%	OTHER TYPE	%
	a.	Type	-		_				
	b.	Construction							
	c.	Average Age	Ү е	ears		Years		Years	
	d.	Repair							
	e.	Occupancy		%		%		%	
	f.	Home ownership		%	-	%		%	
	g.	Constructed past	yr						
	h.	1929 Price range	\$	100	% \$	23	100%		
	i.							\$	
	j.	Price range	\$		% \$		%	\$	%
	k.	Sales demand	\$		\$			\$	
	1.	Activity							
	m.	1929 Rent range	\$		% \$	-	100%	\$	100%
	n.	Rent range	\$.% \$		%	\$	%
	0.	Rent range	\$.% \$		%	\$	%
	p.	Rental demand	\$		\$			\$	
	q.	Activity						-	
4	. AV	VAILABILITY OF MORTO	GAGE FUNDS:	a. Home	purchas	e	_; b.	Home building _	
5	. CI	1	that portion the area coundesirable	n East of 7 ntains few frame cott from \$5 to	th Aven houses, ages, r	ue. Most the major anging in r month.	of the ity of price f There h	ilt up, that is remaining part which are small rom \$700 to \$1; ave been a few w years.	of 1 200
6	. NA	ME AND LOCATION to N.W. 2	ittle River of 79th St. 24th Ave. In City of	only entre	4th Av	e. SECURI			NO. 2

%

10-1	-37	AREA	DESCRIP	TION -	SECUI	RITY	MAP	OF_Met	ropol:	itan Mi	ami		
1.		CHARACTERISTICS: Description of Te		Level									
	b.	Favorable Influen	ces.	Close t		A CONTRACTOR OF THE PARTY OF TH	us tra	nsport	ation	and co	nmunity		
	с.	Detrimental Influ	ences.	None fr	om Neg	ro st	andpoi	int.					
	d.	Percentage of lan	d improved	60 %;	e. 1	rend	of de	sirabil	Lity n	ext 10-	-15 yrs.	Stati	(
2.		ABITANTS: Porter	rs, servan	ts									
	c.	Foreign-born fami	lies None	b;	None			predo	ninati	ng; d.	Negro_	Yes ; .	
	e.	Infiltration of_	Not	ne ;	f. I	Relie	f fami	lies_		Many			
	g.	Population is inc	reasing_r	apidly;	decre	easin	g		;	statio	c		
3.	BUI	LDINGS:	PREDOMINA	ATTNC	75 g		HER TY	PE.	25 %	ОТНІ	ER TYPE		
	a	Туре		ory		01.	*	ID		<u>01111</u>	SK TILE		
	b.	Construction	Fram			3.5	*						
	c.	Average Age	10-15	Years			Yea	ırs			_Years		
	d.	Repair	Poor				*						
	e.	Occupancy	80	%			*	_%			%		
	f.	Home ownership	30	%			*	_%			%		
	g.	Constructed past	yr. None				*						
	h.	1929 Price range	\$ 400 to	800	100%	\$	*		100%	\$			100
	i.	1935 Price range	\$_500 to	900 _	119%	\$	*		%	\$			
	j.	1938 Price range	\$_500 to	900	119%	\$	*		%	\$			
	k.	Sales demand	\$ Poor			\$	*	+		\$			
	1.	Activity	Poor				*	1					
	m.	1929 Rent range	\$ 5 - 8		100%	\$	*	1-	100%	\$		-	100
	n.	1935 Rent range	\$ 5 - 8	1	100%	\$	*	_/_	%	\$			
	0.	1938 Rent range	\$ 5 - 8		100%	\$	*	- 1	%	\$			
	p.	Rental demand	\$_Poor			\$	*	-1		\$			
	q.	Activity	Poor				*						
4.	AVA	AILABILITY OF MORT	GAGE FUNDS	s: a. H	ome pu	rchas	seNo	one ;	b.	Home bu	ilding_	None	
5.	CLA	243 uni rent fo for coo being d	* \$1,00 ed States ts consist r \$1.24 pe king. The ue princip the vacan	ing prin r room p project ally to	author cipall er wee at pr season	y of k indesent	is loca 2, 3, cluding t is 96 afluence	ated in 4 and g water 5% occu ce plus	this 5 ruo 5 ruo 7, but 1 pied, 8 the	area. m apart not li the 4%	It con ments, ight or vacanc	tains which fuel. y	

6. NAME AND LOCATION Liberty City, Miami, Florida SECURITY GRADE D AREA NO. 3

ARE	A CHARACTERIS	STI	CS:	
a.	Description	of	Terrain.	Level

- b. Favorable Influences. Close to good bus transportation, grade and high schools and community shopping centers.
- c. Detrimental Influences. Lack of adequate building restrictions. Variety in type of construction and design.

	d.	Percentage of land	l improved 30 9	6; e.	Trend of de	esirability n	next 10-15 yrs.	Static
	a.	Occupationmechan		; b.				
	c.	Foreign-born famil	lies_ <u>10</u> %;	Cub	nns	_ predominati	ing; d. Negro	%
		Infiltration of				iliesFew		
		Population is inc		_; deci	reasing	;	static	
3.	BUII	LDINGS:	PREDOMINATING	100 %	OTHER T	<u>YPE</u> %	OTHER TYPE	%
	a.	Type	1 & 2 story					
	b.	Construction	Frame & C B	S				
	c.	Average Age	<u>1-15</u> Years		Ye	ars	Years	
	d.	Repair	Fair					
	e.	Occupancy	%			_%	%	
	f.	Home ownership	40 %			%	%	
	g.	Constructed past	yr30 (\$4,000-	6,000)				
	h.	1929 Price range	1 200 2 200	100%	\$		\$	
	i.	1935 Price range	\$_1,500-6,000	164%	\$	%	\$	%
	j.	1938 Price range	\$ <u>1,500-6,000</u>	164%	\$	%	\$	%
	k.	Sales demand	\$_Fair to slow	V	\$		\$	
	1.	Activity	Fair to slow	٧	<u>'</u>			
	m.	1929 Rent range	\$ 15 - 55	100%	\$ \$	100%	\$	100%
	n.	1935 Rent range	\$_15 - 65	109 %	S \$	%	\$	%
	0.	1938 Rent range	\$_15 - 65	109 %	s \$	%	\$	
	p.	Rental demand	\$_Fair .		\$		\$	
	q.	Activity	Fair			1		
4.	AVA	AILABILITY OF MORTO	GAGE FUNDS: a.	Home p	ourchase	imited; b.	Home building.	limited

5. CLARIFYING REMARKS:

•		CHARACTERISTICS:							
	a.	Description of Ter	rrain.	Level					
	b.	Favorable Influence	ces.	None					
	с.	Detrimental Influe	ences.		ls, st			nsportation, e to dump and	
	d.	Percentage of land	d improved_	10 %;	e. T	rend of desir	rability r	next 10-15 yrs.	Static
2.	INHA	ABITANTS: Farmer Labore	, cowhand, r, mechanic	;	b. E	stimated annu	al family	7 income \$ 500-	1,500
	c.	Foreign-born famil	lies None%;		No	one pi	redominati	ing; d. Negro	None ;%
	e.	Infiltration of	None	;	f. R	elief familie	es <u>Man</u>	У	
	g.	Population is inc	reasing_slo	wly;	decre	asing	;	static	
3.	BUI	LDINGS:	PREDOMINAT			OTHER TYPE		OTHER TYPE	
	a.	Туре							
	b.	Construction							
	c.	Average Age	Ye	ears		Years		Years	
	d.	Repair							
	e.	Occupancy		_%		%		%	
	f.	Home ownership		%		%		%	
	g.	Constructed past	yr					-	
	h.	1929 Price range	\$		100%	\$	100%	\$	100%
	i.	Price range	\$		%	\$	%	\$	9
	j.	Price range	\$		%	\$	%	\$	
	k.	Sales demand	\$			\$		\$	
	1.	Activity							
	m.	1929 Rent range	\$		100%	\$	100%	\$	1009
	n.	Rent range	\$		%	\$	%	\$	9
	0.	Rent range	\$		%	\$	%	\$	
	p.	Rental demand	\$			\$		\$	
	q.	Activity							
4.	AV	AILABILITY OF MORTO	GAGE FUNDS:	a. Ho	ome pu	rchase None	; b.	Home building.	None
5.	CL	ARIFYING REMARKS:	many sma	11 truck	gard	ttled outlying ens growing wo community in	winter veg	herein is loca getables and fl espect.	ted .owers.

White Belt area in an

6. NAME AND LOCATION unincorporated community SECURITY GRADE D AREA NO. 5

1.		CHARACTERISTICS: Description of Terr	rain. Leve	1				
	b.	Favorable Influence		e to good	transportation	and cor	nmunity	
	с.	Detrimental Influe			ate zoning restr			
	d.	Percentage of land	improved 25	%; e. 1	rend of desirab	ility n	ext 10-15 yrs	. Static
2.	a.	Occupation small m	mechanics, erchants, a fessional men	_; b. I	Estimated annual	family	income \$ 1,00	0-3,500
	c.	Foreign-born famil	ies_ <u>10</u> %;	Cubans	pred	lominati	ng; d. Negro	
		Infiltration of						
	g.	Population is incr	easing_slowly	; decr	easing	;	static	
3.	BUI	LDINGS:	PREDOMINATING	80 %	OTHER TYPE _	20 %	OTHER TYPE	<u> </u>
	a.	Type	1 story		1 & 2 story s			
		Construction	CBS&Fra	me	CBS& Fram	e		
		Average Age	6 - 15 Years		1 - 3Years		Years	
		Repair	Fair		Good			
	e.	Occupancy	80 9	5			%	
	f.	Home ownership	35 9	5	40 %		%	
	g.	Constructed past y	vr. None		40 (\$2,500-4,50	00)		
		1929 Price range			\$ 2,000-3,500	100%	\$	100%
	i.	1935 Price range	\$1,500-7,000	133 %	\$_3,000-5,000	147%	\$	%
	j.	1938 Price range	\$ <u>1,500-7,000</u>	133 %	\$ 3,000-5,000	147%	\$	%
	k.	Sales demand	\$_Fair		\$_Fair		\$	
		Activity			Fair			
		1929 Rent range			\$_15 - 35	100%	\$	100%
	n.	1935 Rent range	\$ 15 - 45	127%	\$_20 -45	131%	\$	9
	0.	1938 Rent range	\$ <u>15 - 45</u>	127%	\$_20 -45	%	\$	9
	p.	Rental demand	\$_Fair		\$_Fair		\$	
		Activity	Fair		Fair			
4	. AV	AILABILITY OF MORTG	AGE FUNDS: a	. Home p	rchase limited	_; b.	Home building	limited
5	-	ARIFYING REMARKS:						

_ SECURITY GRADE _____ D AREA NO. 6

Majority in Northwest portion

6. NAME AND LOCATION of Gity of Miami, Florida

1.

		CHARACTERISTICS: Description of Ter	rrain. Le v e	1				
	b.	Favorable Influence	ces. Clos			ches and sho	pping centers	•
	с.	Detrimental Influe	ences. None		gro standpo			
	d.	Percentage of land	d improved95	6; e. 1	rend of de	sirability n	next 10-15 yrs.	Static
	INHA	ABITANTS: Porter Occupation and	s, maids, labor servants	ers. ; b. H	Sstimated a	nnual family	7 income \$_400-	2,500
		Foreign-born famil						
		Infiltration of						
	g.	Population is inc	reasing moderat	ely decre	easing	;	static	
	BUI	LDINGS:	PREDOMINATING	100 %	OTHER TY	<u>PE</u> %	OTHER TYPE	9
	a.	Туре	1 & 2 sty sin	gles		_		
	b.	Construction	Frame					
	с.	Average Age	6-20_Years		Yea	ırs	Years	
	d.	Repair	Poor					
	e.	Occupancy	100 %			_%	%	
	f.	Home ownership	30 %			_%	%	
	g.	Constructed past	yr. None					
	h.	1929 Price range	\$_800-2,000	100%	\$		\$	1009
	i.	1935 Price range	\$ <u>1,000-2,500</u>	125%	\$	%	\$	9
	j.	1938 Price range	\$ <u>1,000-2,500</u>	125%	\$	%	\$	9
	k.	Sales demand	\$_Good		\$	_	\$	
	1.	Activity	Good					
	m.	1929 Rent range	\$ 12 - 40	100%	\$	100%	\$	100
	n.	1935Rent range	\$ 12 - 40	100%	\$	%	\$	
	0.	1938Rent range	\$ 12 - 40	100%	\$	%	\$	
	p.	Rental demand	\$_Good		\$	_	\$	
	q.	Activity	Good		-			
+.	AV	AILABILITY OF MORTO						
	CL.	ARIFYING REMARKS:	This is the crepairs in pocondemned and	oor condi	ition, many	, practicall of the house	ly 100% built uses should be	ıp,

	h	Favorable Influence								
	b.	ravorable influenc	es. Clos	e to tra	nsporta	tion and s	tores			
	с.	Detrimental Influe	ences. None	from Ne	egro sta	ndpoint				
	d.	Percentage of land	d improved 40	%; e.	Trend o	f desirabi	ility r	next 10-	15 yrs.	Static
	INH.	ABITANTS: Labore Occupationpo	ers, servants a	and _; b.	Estimat	ed annual	family	v income	\$_400-	700
	с.	Foreign-born famil								
	e.	Infiltration of	None	_; f.	Relief	families_		Few		
	g.	Population is inc							Yes	19 19 19 19 19 19 19 19 19 19 19 19 19 1
	BUI	LDINGS:	PREDOMINATING	7.00%	OTHE	n my Dr	a	OTHE	R TYPE	%
		Туре	PREDOMINATING 1 story sin		OINE	R TYPE		OTHE	KIIIB	
	a.	Construction	Frane							
	С.	Average Age	15_Years			_Years			_Years	
	d.	Repair	Poor		1/400					
	е.	Occupancy				%			%	
	f.	Home ownership				<u>%</u> .			%	
	g.	Constructed past							6.352	
	h.	1929 Price range			\$		100%	\$		100%
	i.	1935Price range								%
	j.	1938Price range	\$_1000-1,500	12%	\$		%	\$		%
	k.	Sales demand						\$		
	1	Activity	Good						9.19	
	m.	1929 Rent range	\$ 12 - 15	100%	\$ \$		100%	\$		
	n.	1935Rent range								
	0.	1938Rent range	\$ 12 - 15	109	9 \$		%	\$		
	p.	Rental demand	\$_ Fair		\$			\$		
	q.	Activity	Fair							
100	AV	AILABILITY OF MORT	GAGE FUNDS: a	. Home p	purchase	None	_; b.	Home bu	ilding_	None
		ARIFYING REMARKS:								

		CHARACTERISTICS: Description of Ter	rain. Leve	el				
	b.	Favorable Influenc			ools, churches,	shoppi	ng centers,	
			bus	transpor	tation			
	с.	Detrimental Influe	ences. None	e from Ne	gro standpoint			
	4	Percentage of land	improved 50	α	Frond of desirat	ility n	next 10-15 Vrs.	Static
				<i>b</i> , c. 1	ircha or acorra	,1110, 1	10110 10 1g (12)	
	a.	ABITANTS: Porters Occupation & 1	Laborers	_; b. H	Estimated annual	family	7 income \$_400-	-800
	c.	Foreign-born famil	lies <u>None</u> %;	None	e pred	lominati	ing; d. Negro	Yes;%
	e.	Infiltration of	None	_; f. I	Relief families	1	Many	-
	g.	Population is incr	reasing slowly	_; decre	easing	;	static	
•	BUI	LDINGS:	PREDOMINATING	100_%	OTHER TYPE _	%	OTHER TYPE	9
	a.	Type	1 & 2 story		-			
	b.	Construction	Frame					
	с.	Average Age	_10-20_Years		Years		Years	
	d.	Repair	Poor					
	e.	Occupancy	100 %				%	
	f.	Home ownership	%		%			
	g.	Constructed past	yr. None					
	h.	1929 Price range	\$_800-1,800		\$	100%	\$	1009
	i.	1935 Price range	\$_1,000-2,000	118%	\$	%	\$	
	j.	1938 Price range	\$_1,000-2,000	118%	\$	%	\$	
	k.	Sales demand	\$_Fair		\$		\$	
	1.	Activity	Fair					
	m.	1929 Rent range	\$ <u>8 - 15</u>	100%	\$	100%	\$	100
	n.	1935 Rent range	\$ 10 - 20	129%	\$	%	\$	
	0.	1938 Rent range	\$ <u>10 - 20</u>	129%	\$	%	.\$	
	p.	Rental demand	\$_Fair		\$		\$	
	q.	Activity	Fair					
4.	AVA	AILABILITY OF MORTO	GAGE FUNDS: a.	Home pu	rchase None	_; b.	Home building	None
5.	CLA	ARIFYING REMARKS:	This is the	Coconut	Grove Negro sect	ion of	Miami.	
			THIS IS WIE	oodonut (TOTO HOBY O BOCK			

		CHARACTERISTICS: Description of Te	rrain.	Level					
	b.	Favorable Influence	ces.	Close to	o bus t	runsportation			
	с.	Detrimental Influ	ences.			oilroad. Lack nd design. Di			
	d.	Percentage of land	d improve	d <u>15</u> %;	е. Т	Crend of desira	ability r	ext 10-15 yrs	Static
2.	INHI a.	ABITANTS: Clerk Occupation & m	s, labore	ers ;	b. I	Estimated annua	al family	income \$_1,00	0-1,800
	c.	Foreign-born fami	lies_ <u>10</u>	%;	Cub	ans pre	edominati	ng; d. Negro	None;9
	e.	Infiltration of	Cul	bans ;	f. I	Relief families		Few	
	g.	Population is inc	reasing_	slowly ;	decre	easing	;	static	
3.	BUI	LDINGS:	PREDOMIN	NATING _	%	OTHER TYPE	%	OTHER TYPE	9
	a.	Туре	-						
	b.	Construction							
	c.	Average Age		Years		Years		Years	
	d.	Repair							
	e.	Occupancy		%		%		%	
	f.	Home ownership		%		%		%	
	g.	Constructed past	yr						
	h.	1929 Price range	\$	_	100%	\$	100%	\$	100
	i.	Price range	\$		%	\$	%	\$	
	j.	Price range	\$		%	\$	%	\$	
	k.	Sales demand	\$			\$		\$	
	1.	Activity							
	m.	1929 Rent range	\$		100%	\$	100%	\$	100
	n.	Rent range	\$		%	\$	%	\$	
	0.	Rent range	\$		%	\$	%	\$	
	p.	Rental demand	\$			\$		\$	
	q.	Activity							
4.	AV	AILABILITY OF MORTO	GAGE FUND	S: a.	Home pu	rchase	; b.	Home building	
5.	CL	ARIFYING REMARKS:	Miami.	and Core	il Gable	mproved sectiones, ranging in from \$15 to \$30	value f	rom \$1,500 to	ſ

		Description of Ter	rrain.	Level					
	b.	Favorable Influence	ces.	Close to centers,	good bus schools	transport	ation,	community sho	opping
	с.	Detrimental Influe	ences.	Lack of z	oning and	building	restri	.ctions	
	d.	Percentage of land	d improved_	<u>15</u> %; e.	Trend o	of desirab	ility n	ext 10-15 yrs	sStatic
	INHA	ABITANTS: OccupationClerk	cs & mechan	ics ; b.	Estimat	ed annual	family	income \$ 1,0	000-1,800
		Foreign-born famil							
		Infiltration of							
	g.	Population is income	reasing	; de	creasing_		;	static Yes	3
		LDINGS:	PREDOMINAT					OTHER TYPE	
	a.	Туре							
	b.	Construction		_					
	с.	Average Age	Yе	ars		_Years		Years	3
	d.	Repair	-						
	e.	Occupancy		%		%		9	6
	f.	Home ownership		%		%		9	K
	g.	Constructed past							
	h.	1929 Price range						\$	
	i.	Price range						\$	
	j.	Price range	\$					\$	9
	k.	Sales demand	\$		\$			\$	-
	1.	Activity							-
	m.	1929 Rent range						\$	
	n.	Rent range						\$	
	0.	Rent range					%		9
	p.	Rental demand	\$		\$			\$	-
	q.		A STATE OF						-
4.	AV.	AILABILITY OF MORTO							
5.	CL.	ARIFYING REMARKS:	houses	is a small s, ranging 20 to \$35.	from \$2,	h a few 1- 000 to \$3,	-story ,500 in	frame and C B value, renti	S ng

6. NAME AND LOCATION Kirkland Heights, Miemi, Fla. SECURITY GRADE D AREA NO. 11

	AREA	CHARACTERISTICS:						
	a.	Description of Ter	rain.	Level				
	b.	Favorable Influence	es.	Close to go	od transportu	tion, comm	unity shopping	3
	с.	Detrimental Influe	ences.				cemeteries, or type and des	sign
	d.	Percentage of land	l improved_	<u>18</u> %; e. '	Trend of desir	ability n	ext 10-15 yrs.	Static
			s, mechanicants & truck		Estimated annu	al family	income \$ <u>800-1</u>	,800
	c.	Foreign-born famil	lies <u>None</u> %;	N	cne pr	redominati	ng; d. Negro_	None ;%
	e.	Infiltration of	None	; f.	Relief familie	es <u>Fev</u>		
	g.	Population is inc	reasing_slo	wly; decr	easing	;	static	
The state of	BUI	LDINGS:	PREDOMINAT	ING%	OTHER TYPE	%	OTHER TYPE	
	a.	Type			-			
	b.	Construction						
	c.	Average Age	Yе	ars	Years		Years	
	d.	Repair						
	e.	Occupancy		_%	%		%	
	f.	Home ownership		_%	%		%	
	g.	Constructed past	yr					
	h.	1929 Price range					\$	
	i.	Price range						
	j.	Price range	\$	%	\$	%	\$	9
	k.	Sales demand	\$		\$		\$	
	1.	Activity						
	m.	1929 Rent range	\$		\$	100%	\$	1009
	n.	Rent range	\$	%	\$	%	\$	9
	0.	Rent range	\$	%	\$	%	\$	9
	p.	Rental demand	\$		\$		\$	
	q.	Activity			4			
١.	AV.	AILABILITY OF MORTO	GAGE FUNDS:	a. Home p	rchase	; b. l	Home building _	
	CL	ARIFYING REMARKS:	running f	rom \$1500 to	ttled outlying \$3500, rental	ls from \$1	h values O to \$35. Not	hing

Section lying mostly North of
West Flagler from 32nd Ave. to
6. NAME AND LOCATION Red Road, Miami, Florida SECURITY GRADE D AREA NO.12

		CHARACTERISTICS: Description of Ter	rain.	Level						
	b.	Favorable Influence	es.	Close	to scho	ools, sł	nopping ce	nters,	bus transport	ation
	с.	Detrimental Influe	ences.	popula	tion.	Many tr		High	ple grade of per capita do	bt.
	d.	Percentage of land	l improved	i 5 %	; e.	Trend o	f desirab	ility n	ext 10-15 yrs	. Down
2.	a.	Occupation labore		track						
	c.	Foreign-born famil	lies5	ß;	mixt	ure	pred	ominati	ng; d. Negro	
	e.	Infiltration of	mixture	9	; f.	Relief	families_		many	
	g.	Population is inc	reasing_		_; decr	easing_		;	static Yes	
3.	BUII	LDINGS:	PREDOMIN	ATING	%	OTHI	ER TYPE _	%	OTHER TYPE	%
	a.	Туре								
	b.	Construction								
	c.	Average Age	-	Years			_Years		Years	
	d.	Repair				1				
	e.	Occupancy		%			%		<u> </u>	
	f.	Home ownership		%		1	%		%	
	g.	Constructed past	yr			200				
	h.	1929 Price range	\$	200	100%	\$		100%	\$	
	i.	Price range	\$		%	\$		%	\$	%
	j.	Price range	\$		%	\$		%	\$	%
	k.	Sales demand	\$			\$			\$	
	1.	Activity								
	m.	1929 Rent range	\$		100%	\$		100%	\$	100%
	n.	Rent range	\$		%	\$		%	\$	%
	0.	Rent range	\$		%	\$		%	\$	%
	p.	Rental demand	\$			\$			\$	
	q.	Activity								
4.	AV	AILABILITY OF MORTO	GAGE FUNDS	S: a.	Home p	urchase		_; b.	Home building	
5.	CLA	home ownershi grade white p	O days of p and as opulation	the warule a rule The	inter so the in	eason. habitan ty of t	Contains ts of this he houses	a very area in the	h is in operat low percentag belong to the area are 1-st m \$400 to \$1,5	ge of low cory

Area surrounding Hieleah race

6. NAME AND LOCATION Track, Hieleah, Florida SECURITY GRADE D AREA NO. 13