

AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

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

d. Percentage of land improved 20%; e. Trend of desirability next 10-15 yrs. Up

2. INHABITANTS: Executives, business &

a. Occupation Professional; b. Estimated annual family income \$ 5000-10000

c. Foreign-born families 0 %; None predominating; d. Negro None; 0 %

e. Infiltration of None; f. Relief families None

g. Population is increasing Slowly; decreasing                     ; static                     

3. BUILDINGS:

	PREDOMINATING	50 %	OTHER TYPE	30 %	OTHER TYPE	20 %
a. Type	1 & 2 sty singles		1 sty sgls		2 sty sgls.	
b. Construction	C B S		C B S		C B S	
c. Average Age	1 - 4 years		12 Years		12 years	
d. Repair	Excellent		Good		Good	
e. Occupancy	100 %		100 %		100 %	
f. Home ownership	70 %		85 %		80 %	
g. Constructed past yr.	40 (6000-15000)		None		None	
h. 1929 Price range	\$ None	100%	\$ 3500-5000	100%	\$ 5000-12000	100%
i. 1935 Price range	\$ 6500-22,500		\$ 4000-5250	110%	\$ 6000-18000	131 %
j. 1938 Price range	\$ 6000-20000		\$ 3750-5000	104%	\$ 5000-16000	117 %
k. Sales demand	\$ Good		\$ Fair		\$ Fair	
l. 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 %
o. 1938 Rent range	\$ 40 - 60	- %	\$ 40 - 45	113%	\$ 50 - 60	110 %
p. Rental demand	\$ Good		\$ Good		\$ Fair	
q. Activity	Good		Good		Fair	

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

5. CLARIFYING REMARKS:

Peak sales prices occurred in July of 1937

6. NAME AND LOCATION Miami Shores, Florida SECURITY GRADE A AREA NO. 1



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Rolling to Level

b. Favorable Influences.

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

d. Percentage of land improved 45 %; e. Trend of desirability next 10-15 yrs. Up-rapid

2. INHABITANTS: Executives, semi-executives &

a. Occupation professional; b. Estimated annual family income \$ 3000-10000

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

e. Infiltration of None; f. Relief families None

g. Population is increasing rapidly; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	75 %	OTHER TYPE	15 %	OTHER TYPE	10 %
a. Type	1 sty singles		1 sty singles		2 sty singles	
b. Construction	C B S		C B S		C B S	
c. Average Age	2 Years		12 Years		12 Years	
d. Repair	Good		Good		Good	
e. Occupancy	100 %		100 %		100 %	
f. Home ownership	90 %		70 %		70 %	
g. Constructed past yr.	30 (5000-9000)		None		None	
h. 1929 Price range	\$ --- 100%		\$ 3500-5000 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	
l. Activity	Good		Fair		Fair	
m. 1929 Rent range	\$ --- 100%		\$ 35 - 40 100%		\$ 45 - 60 100%	
n. 1935 Rent range	\$ 50 - 75 %		\$ 40 - 55 %		\$ 50 - 65 %	
o. 1938 Rent range	\$ 50 - 75 %		\$ 40 - 55 %		\$ 50 - 65 %	
p. Rental demand	\$ Good		\$ Fair		\$ Fair	
q. Activity	Good		Fair		Fair	

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

5. CLARIFYING REMARKS:

6. NAME AND LOCATION Shore Crest & Belle Meade, Miami, Florida SECURITY GRADE A AREA NO. 2



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

b. Favorable Influences.

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

c. Detrimental Influences.

None

d. Percentage of land improved 75 %; e. Trend of desirability next 10-15 yrs. Up-rapid

2. INHABITANTS: Executives, semi-executives,

a. Occupation business & professional; b. Estimated annual family income \$ 5,000-10,000

c. Foreign-born families 0 %; None predominating; d. Negro None %

e. Infiltration of None; f. Relief families None

g. Population is increasing rapidly; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	80 %	OTHER TYPE	20 %	OTHER TYPE	%
a. Type	2 sty singles		2 sty singles			
b. Construction	C B S		C B S			
c. Average Age	2 Years		12 Years			
d. Repair	Good		Good			
e. Occupancy	90 %		100 %			
f. Home ownership	70 %		90 %			
g. Constructed past yr.	10 (2000-20000)		None			
h. 1929 Price range	\$ - 100%		\$ 7500-15000 100%		\$ - 100%	
i. 1935 Price range	\$ 10000-25000 - %		\$ 8500-16000 110%		\$ - %	
j. 1938 Price range	\$ 10000-25000 - %		\$ 8000-16000 107%		\$ - %	
k. Sales demand	\$ Fair		\$ Fair		\$	
l. Activity	Fair		Fair			
m. 1929 Rent range	\$ None 100%		\$ 50-60 100%		\$ - 100%	
n. 1935 Rent range	\$ 40-65 -- %		\$ 55-65 109%		\$ - %	
o. 1938 Rent range	\$ 40-65 -- %		\$ 55-65 109%		\$ - %	
p. Rental demand	\$ Good		\$ Fair		\$	
q. Activity	Good		Fair			

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

5. CLARIFYING REMARKS:

6. NAME AND LOCATION Bay Shore and Bay Shore Plaza  
Miami, Florida SECURITY GRADE A AREA NO. 3



AREA DESCRIPTION - SECURITY MAP OF \_\_\_\_\_

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to public bathing beaches, community business centers and adequate bus transportation; zoned for residential, moderately restricted.
- c. Detrimental Influences. Rather low land and the shore line not bulkheaded
- d. Percentage of land improved 15%; e. Trend of desirability next 10-15 yrs. Up-slowly

2. INHABITANTS:

- a. Occupation Business & professional higher bracket clerical 0; b. Estimated annual family income \$ 3500-6000 None
- c. Foreign-born families %; predominating; d. Negro %
- e. Infiltration of Slowly; f. Relief families
- g. Population is increasing; decreasing; static

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

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

5. CLARIFYING REMARKS:

This is a new subdivision and contains about 30 houses in the \$5000 to \$7000 price class, all of which have been constructed in the last three years, majority of which are occupied by home owners.



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

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.

d. Percentage of land improved 15 %; e. Trend of desirability next 10-15 yrs. Up

2. INHABITANTS: Business, professional & higher bracket clerical

a. Occupation higher bracket clerical; b. Estimated annual family income \$ 3000-5000

c. Foreign-born families 0 %; None predominating; d. Negro None %;

e. Infiltration of None; f. Relief families None

g. Population is increasing moderately; decreasing                     ; static                     

3. BUILDINGS:

	<u>PREDOMINATING</u> <u>          </u> %	<u>OTHER TYPE</u> <u>          </u> %	<u>OTHER TYPE</u> <u>          </u> %
a. Type	<u>                    </u>	<u>                    </u>	<u>                    </u>
b. Construction	<u>                    </u>	<u>                    </u>	<u>                    </u>
c. Average Age	<u>          </u> Years	<u>          </u> Years	<u>          </u> Years
d. Repair	<u>                    </u>	<u>                    </u>	<u>                    </u>
e. Occupancy	<u>          </u> %	<u>          </u> %	<u>          </u> %
f. Home ownership	<u>          </u> %	<u>          </u> %	<u>          </u> %
g. Constructed past yr.	<u>                    </u>	<u>                    </u>	<u>                    </u>
h. 1929 Price range	\$ <u>          </u> <u>100</u> %	\$ <u>          </u> <u>100</u> %	\$ <u>          </u> <u>100</u> %
i. Price range	\$ <u>          </u> <u>          </u> %	\$ <u>          </u> <u>          </u> %	\$ <u>          </u> <u>          </u> %
j. Price range	\$ <u>          </u> <u>          </u> %	\$ <u>          </u> <u>          </u> %	\$ <u>          </u> <u>          </u> %
k. Sales demand	\$ <u>          </u>	\$ <u>          </u>	\$ <u>          </u>
l. Activity	<u>                    </u>	<u>                    </u>	<u>                    </u>
m. 1929 Rent range	\$ <u>          </u> <u>100</u> %	\$ <u>          </u> <u>100</u> %	\$ <u>          </u> <u>100</u> %
n. Rent range	\$ <u>          </u> <u>          </u> %	\$ <u>          </u> <u>          </u> %	\$ <u>          </u> <u>          </u> %
o. Rent range	\$ <u>          </u> <u>          </u> %	\$ <u>          </u> <u>          </u> %	\$ <u>          </u> <u>          </u> %
p. Rental demand	\$ <u>          </u>	\$ <u>          </u>	\$ <u>          </u>
q. Activity	<u>                    </u>	<u>                    </u>	<u>                    </u>

4. 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 DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

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 improved 18 %; e. Trend of desirability next 10-15 yrs. Up-slowly

2. INHABITANTS:

a. Occupation Professional, executives; b. Estimated annual family income \$ 8000-12000

c. Foreign-born families 0 %; None predominating; d. Negro None ;        %

e. Infiltration of None ; f. Relief families None

g. Population is increasing slowly ; decreasing        ; static       

3. BUILDINGS:

	<u>PREDOMINATING</u>	<u>      </u> %	<u>OTHER TYPE</u>	<u>      </u> %	<u>OTHER TYPE</u>	<u>      </u> %
a. Type	<u>      </u>		<u>      </u>		<u>      </u>	
b. Construction	<u>      </u>		<u>      </u>		<u>      </u>	
c. Average Age	<u>      </u> Years		<u>      </u> Years		<u>      </u> Years	
d. Repair	<u>      </u>		<u>      </u>		<u>      </u>	
e. Occupancy	<u>      </u> %		<u>      </u> %		<u>      </u> %	
f. Home ownership	<u>      </u> %		<u>      </u> %		<u>      </u> %	
g. Constructed past yr.	<u>      </u>		<u>      </u>		<u>      </u>	
h. 1929 Price range	\$ <u>      </u>	<u>100</u> %	\$ <u>      </u>	<u>100</u> %	\$ <u>      </u>	<u>100</u> %
i. Price range	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %
j. Price range	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %
k. Sales demand	\$ <u>      </u>		\$ <u>      </u>		\$ <u>      </u>	
l. Activity	<u>      </u>		<u>      </u>		<u>      </u>	
m. 1929 Rent range	\$ <u>      </u>	<u>100</u> %	\$ <u>      </u>	<u>100</u> %	\$ <u>      </u>	<u>100</u> %
n. Rent range	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %
o. Rent range	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %
p. Rental demand	\$ <u>      </u>		\$ <u>      </u>		\$ <u>      </u>	
q. Activity	<u>      </u>		<u>      </u>		<u>      </u>	

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase        ; 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, SECURITY GRADE A AREA NO. 6  
Miami Beach, Florida



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

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 improved 70 %; e. Trend of desirability next 10-15 yrs. Mod.up

2. INHABITANTS: High salaried executives

a. Occupation & retired capitalists ; b. Estimated annual family income \$ 50000-100000

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

e. Infiltration of None ; f. Relief families -----

g. Population is increasing Mod.rapid decreasing -----; static -----

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	----- %	OTHER TYPE	----- %
a. Type	<u>2 &amp; 3 sty single</u>					
b. Construction	<u>C B S</u>					
c. Average Age	<u>1-6</u> Years		<u>-----</u> Years		<u>-----</u> Years	
d. Repair	<u>Excellent</u>					
e. Occupancy	<u>100</u> %		<u>-----</u> %		<u>-----</u> %	
f. Home ownership	<u>100</u> %		<u>-----</u> %		<u>-----</u> %	
g. Constructed past yr.	<u>3 (150000-250000)</u>					
h. 1929 Price range	\$ <u>None</u>	<u>100%</u>	\$ <u>-----</u>	<u>100%</u>	\$ <u>-----</u>	<u>100%</u>
i. 1935 Price range	\$ <u>150000-300000</u>	<u>----- %</u>	\$ <u>-----</u>	<u>----- %</u>	\$ <u>-----</u>	<u>----- %</u>
j. 1938 Price range	\$ <u>150000-300000</u>	<u>----- %</u>	\$ <u>-----</u>	<u>----- %</u>	\$ <u>-----</u>	<u>----- %</u>
k. Sales demand	\$ <u>Poor</u>		\$ <u>-----</u>		\$ <u>-----</u>	
l. Activity	<u>Poor</u>					
m. 1929 Rent range	\$ <u>None</u>	<u>100%</u>	\$ <u>-----</u>	<u>100%</u>	\$ <u>-----</u>	<u>100%</u>
n. 1935 Rent range	\$ <u>None</u>	<u>----- %</u>	\$ <u>-----</u>	<u>----- %</u>	\$ <u>-----</u>	<u>----- %</u>
o. 1938 Rent range	\$ <u>None</u>	<u>----- %</u>	\$ <u>-----</u>	<u>----- %</u>	\$ <u>-----</u>	<u>----- %</u>
p. Rental demand	\$ <u>None</u>		\$ <u>-----</u>		\$ <u>-----</u>	
q. Activity	<u>None</u>					

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

5. CLARIFYING REMARKS:

6. NAME AND LOCATION 42 to 63 Sts., Miami Beach, Fla. SECURITY GRADE A AREA NO. 7



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

b. Favorable Influences.

This area includes the second most desirable and exclusive 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.

c. Detrimental Influences.

No detrimental influences.

d. Percentage of land improved 60%; e. Trend of desirability next 10-15 yrs. Up-rapid

2. INHABITANTS: Executives, professional men

a. Occupation & retired capitalists; b. Estimated annual family income \$ 8000 to 50000

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

e. Infiltration of None; f. Relief families None

g. Population is increasing Mod.rapid, decreasing       ; static       

3. BUILDINGS:

	PREDOMINATING	60 %	OTHER TYPE	25 %	OTHER TYPE	15 %
a. Type	<u>2 sty single</u>		<u>1 sty single</u>		<u>1 &amp; 2 sty single &amp; apts.</u>	
b. Construction	<u>C B S</u>		<u>C B S</u>		<u>C B S</u>	
c. Average Age	<u>1 - 6 Years</u>		<u>1 - Years</u>		<u>6 - 15 Years</u>	
d. Repair	<u>Excellent</u>		<u>Excellent</u>		<u>Excellent</u>	
e. Occupancy	<u>100% during winter</u> %		<u>100</u> %		<u>90</u> %	
f. Home ownership	<u>90</u> %		<u>90</u> %		<u>90</u> %	
g. Constructed past yr.	<u>100 (12000-50000)</u>		<u>50 (12000-20000)</u>		<u>None</u>	
h. 1929 Price range	\$ <u>None</u> <u>100</u> %		\$ <u>No sales</u> <u>100</u> %		\$ <u>None</u> <u>100</u> %	
i. 1935 Price range	\$ <u>15000-75000</u> <u>      </u> %		\$ <u>10000-20000</u> <u>      </u> %		\$ <u>15000-50000</u> <u>137</u> %	
j. 1938 Price range	\$ <u>15000-75000</u> <u>      </u> %		\$ <u>10000-20000</u> <u>      </u> %		\$ <u>15000-50000</u> <u>137</u> %	
k. Sales demand	\$ <u>Fair</u>		\$ <u>Fair</u>		\$ <u>Moderate</u>	
l. Activity	<u>Fair</u>		<u>Fair</u>		<u>Moderate</u>	
m. 1929 Rent range	\$ <u>None*</u> <u>100</u> %		\$ <u>None*</u> <u>100</u> %		\$ <u>None*</u> <u>100</u> %	
n. 1935 Rent range	\$ <u>"</u> <u>      </u> %		\$ <u>"</u> <u>      </u> %		\$ <u>"</u> <u>      </u> %	
o. 1938 Rent range	\$ <u>"</u> <u>      </u> %		\$ <u>"</u> <u>      </u> %		\$ <u>"</u> <u>      </u> %	
p. Rental demand	\$ <u>"</u>		\$ <u>"</u>		\$ <u>"</u>	
q. Activity	<u>*</u>		<u>*</u>		<u>*</u>	

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

5. 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 \$1500 to \$5000 for the season.

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



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain.

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

b. Favorable Influences.

Zoned for residences and highly restricted, Hibiscus, Palm & Star Islands have 10¢ bus or street car fare and San Marco, San Marino DiLido, Rivo Alto have 15¢ jitney fare. Transportation of this kind is used

c. ~~Definitely~~ Practically exclusively by the servants and help employed by the residents of the Islands.

Property on these Islands is subject to occasional high winds and water. Up-

d. Percentage of land improved 35 %; e. Trend of desirability next 10-15 yrs. Mod. rapidly.

2. INHABITANTS: Professional men, executives

a. Occupation & retired capitalists; b. Estimated annual family income \$ 10,000 - 50-000

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

e. Infiltration of None; f. Relief families None

g. Population is increasing Slowly; decreasing None; static None

3. BUILDINGS:

	PREDOMINATING	75%	OTHER TYPE	25%	OTHER TYPE	%
a. Type	2 sty single		1 sty single			
b. Construction	C B S		C B S			
c. Average Age	1 - 5 Years		1-15 Years			
d. Repair	Excellent		Excellent			
e. Occupancy	95 %		95 %			
f. Home ownership	95 %		95 %			
g. Constructed past yr.	35 (12,000-25,000)		5 (7,000-12,000)			
h. 1929 Price range	\$ None 100%		\$7,000-13,000 100%		\$ 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%		\$ %	
k. Sales demand	\$ Fair		\$ Fair		\$	
l. Activity	Fair		Fair			
m. 1929 Rent range	\$ None * 100%		\$ None* 100%		\$ 100%	
n. 1935 Rent range	\$ " %		\$ " %		\$ %	
o. 1938 Rent range	\$ " %		\$ " %		\$ %	
p. Rental demand	\$ "		\$ "		\$	
q. Activity	"		"			

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

5. 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  
Islands, Miami Beach, Florida

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



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

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 improved 30 %; e. Trend of desirability next 10-15 yrs. Mod. Up

2. INHABITANTS: Professional men,

a. Occupation executives and retired ; b. Estimated annual family income \$ 10,000-  
capitalists 60,000

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

e. Infiltration of None ; f. Relief families None

g. Population is increasing Slowly ; decreasing        ; static       

3. BUILDINGS:

	<u>PREDOMINATING</u>	<u>70 %</u>	<u>OTHER TYPE</u>	<u>30%</u>	<u>OTHER TYPE</u>	<u>      </u> %
a. Type	<u>2 sty single</u>		<u>1 &amp; 2 sty single</u>			
b. Construction	<u>C B S</u>		<u>C B S</u>			
c. Average Age	<u>12-25</u> Years		<u>1 - 4</u> Years			
d. Repair	<u>Excellent</u>		<u>Excellent</u>			
e. Occupancy	<u>100</u> %		<u>100</u> %			
f. Home ownership	<u>100</u> %		<u>100</u> %			
g. Constructed past yr.	<u>None</u>		<u>15 (6,000-15,000)</u>			
h. 1929 Price range	<u>\$ 7500-75,000</u>	<u>100%</u>	<u>\$ None</u>	<u>100%</u>	<u>\$</u>	<u>100%</u>
i. 1935 Price range	<u>\$10,000-100,000</u>	<u>133%</u>	<u>\$ 7,500-18,000</u>	<u>      </u> %	<u>\$</u>	<u>      </u> %
j. 1938 Price range	<u>\$ 10,000-100,000</u>	<u>133%</u>	<u>\$ 7,500-18,000</u>	<u>      </u> %	<u>\$</u>	<u>      </u> %
k. Sales demand	<u>\$ Fair</u>		<u>\$ Fair</u>		<u>\$</u>	
l. Activity	<u>Fair</u>		<u>Fair</u>			
m. 1929 Rent range	<u>\$ None</u>	<u>100%</u>	<u>\$ None</u>	<u>100%</u>	<u>\$</u>	<u>100%</u>
n. 1935 Rent range	<u>\$ "</u>	<u>      </u> %	<u>\$ "</u>	<u>      </u> %	<u>\$</u>	<u>      </u> %
o. 1938 Rent range	<u>\$ "</u>	<u>      </u> %	<u>\$ "</u>	<u>      </u> %	<u>\$</u>	<u>      </u> %
p. Rental demand	<u>\$ "</u>		<u>\$ "</u>		<u>\$</u>	
q. Activity	<u>"</u>		<u>"</u>			

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

5. CLARIFYING REMARKS:

6. NAME AND LOCATION Brickell Ave. District, Miami SECURITY GRADE A AREA NO. 10



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

b. Favorable Influences.

Zoned for residential and moderately restricted.  
Close to good bus transportation, schools and community shopping centers.

c. Detrimental Influences.

None

d. Percentage of land improved 30%; e. Trend of desirability next 10-15 yrs. Up-rapid

2. INHABITANTS: Professional men

a. Occupation Semi-executives; b. Estimated annual family income \$ 4,000-8,000

c. Foreign-born families 0%; None predominating; d. Negro None; 0%

e. Infiltration of None; f. Relief families None

g. Population is increasing rapidly; decreasing                     ; static                     

3. BUILDINGS:

	PREDOMINATING	100%	OTHER TYPE	%	OTHER TYPE	%
a. Type	1 & 2 sty singles					
b. Construction	C B S					
c. Average Age	1 - 5 Years					
d. Repair	Excellent					
e. Occupancy	100 %					
f. Home ownership	70 %					
g. Constructed past yr.	20 (5,000-8,000)					
h. 1929 Price range	\$ None 100%	\$ 100%	\$ 100%			
i. 1935 Price range	\$ 6,000-10,000 -%	\$ %	\$ %			
j. 1938 Price range	\$ 6,000-10,000 -%	\$ %	\$ %			
k. Sales demand	\$ Fair	\$	\$			
l. Activity	Fair					
m. 1929 Rent range	\$ - 100%	\$ 100%	\$ 100%			
n. 1935 Rent range	\$ 35 - 50 -%	\$ %	\$ %			
o. 1938 Rent range	\$ 35 - 50 -%	\$ %	\$ %			
p. Rental demand	\$ Fair	\$	\$			
q. Activity	Fair					

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

5. CLARIFYING REMARKS:

6. NAME AND LOCATION Natoma Manors, Miami, Florida SECURITY GRADE A AREA NO.



AREA DESCRIPTION - SECURITY MAP OF ~~Metropolitan~~ Miami

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 improved 40 %; e. Trend of desirability next 10-15 yrs. Up-  
rapid

2. INHABITANTS: Semi-executives, professional men

a. Occupation & high class clerks; b. Estimated annual family income \$ 3,000-6,000

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

e. Infiltration of None ; f. Relief families None

g. Population is increasing Rapidly ; decreasing        ; static       

3. BUILDINGS:

	PREDOMINATING		OTHER TYPE		OTHER TYPE	
	<u>100</u> %		<u>      </u> %		<u>      </u> %	
a. Type	<u>1 &amp; 2 sty single</u>		<u>      </u>		<u>      </u>	
b. Construction	<u>C B S</u>		<u>      </u>		<u>      </u>	
c. Average Age	<u>1 to 4</u> Years		<u>      </u> Years		<u>      </u> Years	
d. Repair	<u>Excellent</u>		<u>      </u>		<u>      </u>	
e. Occupancy	<u>100</u> %		<u>      </u> %		<u>      </u> %	
f. Home ownership	<u>70</u> %		<u>      </u> %		<u>      </u> %	
g. Constructed past yr	<u>75 (4,000-10,000)</u>		<u>      </u>		<u>      </u>	
h. 1929 Price range	\$ <u>None</u> <u>100</u> %	\$ <u>      </u> <u>100</u> %	\$ <u>      </u> <u>100</u> %			
i. 1935 Price range	\$ <u>5,000-12,000</u> <u>      </u> %	\$ <u>      </u> <u>      </u> %	\$ <u>      </u> <u>      </u> %			
j. 1938 Price range	\$ <u>5,000-12,000</u> <u>      </u> %	\$ <u>      </u> <u>      </u> %	\$ <u>      </u> <u>      </u> %			
k. Sales demand	\$ <u>Good</u>	\$ <u>      </u>	\$ <u>      </u>			
l. Activity	<u>Good</u>	<u>      </u>	<u>      </u>			
m. 1929 Rent range	\$ <u>None</u> <u>100</u> %	\$ <u>      </u> <u>100</u> %	\$ <u>      </u> <u>100</u> %			
n. 1935 Rent range	\$ <u>"</u> <u>      </u> %	\$ <u>      </u> <u>      </u> %	\$ <u>      </u> <u>      </u> %			
o. 1938 Rent range	\$ <u>40-75</u> <u>      </u> %	\$ <u>      </u> <u>      </u> %	\$ <u>      </u> <u>      </u> %			
p. Rental demand	\$ <u>Fair</u>	\$ <u>      </u>	\$ <u>      </u>			
q. Activity	<u>Fair</u>	<u>      </u>	<u>      </u>			

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample ; 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.

6. NAME AND LOCATION Brickell Estates - New Shenandoah SECURITY GRADE A AREA NO. 12  
Miami, Florida



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

b. Favorable Influences.

Zoned for single family and multi-family residences, moderately restricted, close to good bus transportation, community shopping centers, churches and schools.

c. Detrimental Influences.

None

d. Percentage of land improved 50 %; e. Trend of desirability next 10-15 yrs. up  
rapid

2. INHABITANTS: Business Executives

a. Occupation and clerks; b. Estimated annual family income \$ 2,500-6,000

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

e. Infiltration of Cubans; f. Relief families None

g. Population is increasing Rapidly; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	<u>1 &amp; 2 sty single</u>					
b. Construction	<u>C B S</u>					
c. Average Age	<u>1 to 4</u> Years		<u>      </u> Years		<u>      </u> Years	
d. Repair	<u>Excellent</u>					
e. Occupancy	<u>100</u> %		<u>      </u> %		<u>      </u> %	
f. Home ownership	<u>70</u> %		<u>      </u> %		<u>      </u> %	
g. Constructed past yr.	<u>40 (4,000-12,000)</u>					
h. 1929 Price range	\$ <u>None</u> <u>100</u> %		\$ <u>      </u> <u>100</u> %		\$ <u>      </u> <u>100</u> %	
i. 1935 Price range	\$ <u>5,000-14,000</u> %		\$ <u>      </u> %		\$ <u>      </u> %	
j. 1938 Price range	\$ <u>5,000-14,000</u> %		\$ <u>      </u> %		\$ <u>      </u> %	
k. Sales demand	\$ <u>Good</u>		\$ <u>      </u>		\$ <u>      </u>	
l. Activity	<u>Good</u>					
m. 1929 Rent range	\$ <u>None</u> <u>100</u> %		\$ <u>      </u> <u>100</u> %		\$ <u>      </u> <u>100</u> %	
n. 1935 Rent range	\$ <u>None</u> %		\$ <u>      </u> %		\$ <u>      </u> %	
o. 1938 Rent range	\$ <u>40-60</u> %		\$ <u>      </u> %		\$ <u>      </u> %	
p. Rental demand	\$ <u>Fair</u>		\$ <u>      </u>		\$ <u>      </u>	
q. Activity	<u>Fair</u>					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase 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.

6. NAME AND LOCATION Newly developed portion of Old Shenandoah and immediately adjacent property, Miami, Florida SECURITY GRADE A AREA NO. 15



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

b. Favorable Influences.

Zoned for residences and highly restricted. This is a section located on both banks of the Coral Gables Canal and on account of the waterway, docking facilities and high elevation of the terrain it is highly desirable and several very fine homes have recently been built on the banks of the canal.

c. Detrimental Influences.

None

d. Percentage of land improved 5 %; e. Trend of desirability next 10-15 yrs. Up-slow

2. INHABITANTS:

a. Occupation Professional & business; b. Estimated annual family income \$ 10,000-20,000

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

e. Infiltration of None; f. Relief families None

g. Population is increasing Slowly; decreasing None; static None

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None

5. CLARIFYING REMARKS:

All homes are owner built, there are no rentals and none are on the market. There are approximately 10 houses ranging in price from \$12,000 to 25,000

Coral Gables, Extreme Southern Sec.

6. NAME AND LOCATION Coral Gables, Florida SECURITY GRADE A AREA NO. 14



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

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

d. Percentage of land improved 40%; e. Trend of desirability next 10-15 yrs. Up-Mod.

2. INHABITANTS: Business executives, professional

a. Occupation men & high type clerks; b. Estimated annual family income \$ 2,500-

20,000

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

e. Infiltration of Latins; f. Relief families None

g. Population is increasing Mod.rapid; decreasing     ; static     

3. BUILDINGS:

PREDOMINATING 5% OTHER TYPE 50 % OTHER TYPE      %

a. Type 1 & 2 sty single 1 & 2 sty single     

b. Construction C B S C B S     

c. Average Age . 1 to Years 4 to 17 Years      Years

d. Repair Excellent Good     

e. Occupancy 90 % 85 %      %

f. Home ownership 60 % 60 %      %

g. Constructed past yr. 40 (5,000-20,000)          

h. 1929 Price range \$ None 100% \$ 3,500-12,000 100% \$      100%

i. 1935 Price range \$ 6,000-22,000      % \$ 4,000-15,000 120 \$           %

j. 1938 Price range \$ 6,000-22,000      % \$ 4,000-15,000 120 \$           %

k. Sales demand \$ Good      \$ Fair      \$     

l. Activity Good      Fair     

m. 1929 Rent range \$ None 100% \$ 25 to 50 100% \$      100%

n. 1935 Rent range \$ 35 to 65      % \$ 30 to 55 115 \$           %

o. 1938 Rent range \$ 35 to 65      % \$ 30 to 55 115 \$           %

p. Rental demand \$ Good      \$ Fair      \$     

q. Activity Good      Fair     

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

5. CLARIFYING REMARKS:

This includes the largest and best developed section of Coral Gables

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



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

b. Favorable Influences.

Zoned for residences, close to community shopping centers.  
Post Office and close to grade school.

c. Detrimental Influences.

Outlying section sparsely built up - North Miami Zoo

d. Percentage of land improved 10 %; e. Trend of desirability next 10-15 yrs. Slow-  
up

2. INHABITANTS:

a. Occupation laborers Clerks, mechanics and/; b. Estimated annual family income \$ 800 to  
2500

c. Foreign-born families 20 %; Latins predominating; d. Negro None;    %

e. Infiltration of Latins; f. Relief families A few

g. Population is increasing slow; decreasing   ; static   

3. BUILDINGS:

	<u>PREDOMINATING</u>	<u>  </u> %	<u>OTHER TYPE</u>	<u>  </u> %	<u>OTHER TYPE</u>	<u>  </u> %
a. Type	<u>  </u>		<u>  </u>		<u>  </u>	
b. Construction	<u>  </u>		<u>  </u>		<u>  </u>	
c. Average Age	<u>  </u> Years		<u>  </u> Years		<u>  </u> Years	
d. Repair	<u>  </u>		<u>  </u>		<u>  </u>	
e. Occupancy	<u>  </u> %		<u>  </u> %		<u>  </u> %	
f. Home ownership	<u>  </u> %		<u>  </u> %		<u>  </u> %	
g. Constructed past yr.	<u>  </u>		<u>  </u>		<u>  </u>	
h. 1929 Price range	\$ <u>  </u>	<u>100</u> %	\$ <u>  </u>	<u>100</u> %	\$ <u>  </u>	<u>100</u> %
i. Price range	\$ <u>  </u>	<u>  </u> %	\$ <u>  </u>	<u>  </u> %	\$ <u>  </u>	<u>  </u> %
j. Price range	\$ <u>  </u>	<u>  </u> %	\$ <u>  </u>	<u>  </u> %	\$ <u>  </u>	<u>  </u> %
k. Sales demand	\$ <u>  </u>		\$ <u>  </u>		\$ <u>  </u>	
l. Activity	<u>  </u>		<u>  </u>		<u>  </u>	
m. 1929 Rent range	\$ <u>  </u>	<u>100</u> %	\$ <u>  </u>	<u>100</u> %	\$ <u>  </u>	<u>100</u> %
n. Rent range	\$ <u>  </u>	<u>  </u> %	\$ <u>  </u>	<u>  </u> %	\$ <u>  </u>	<u>  </u> %
o. Rent range	\$ <u>  </u>	<u>  </u> %	\$ <u>  </u>	<u>  </u> %	\$ <u>  </u>	<u>  </u> %
p. Rental demand	\$ <u>  </u>		\$ <u>  </u>		\$ <u>  </u>	
q. Activity	<u>  </u>		<u>  </u>		<u>  </u>	

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

5. CLARIFYING REMARKS:

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".

6. NAME AND LOCATION Western Section - Biscayne Park  
North Miami, Florida SECURITY GRADE B AREA NO. 1



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:
- a. Description of Terrain. Level:
  - b. Favorable Influences. Zoned for residences with moderately well enforced restrictions. Close to good grade school and Little River business section. Fair bus transportation.
  - c. Detrimental Influences. The adjacent properties on the west are sparsely built up with non-descript type of buildings occupied by an unstable type.
  - d. Percentage of land improved 15%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Business men, clerks, laborers & mechanics;
- a. Occupation laborers & mechanics; b. Estimated annual family income \$ 500 - 4,000
  - c. Foreign-born families 20%; Latins & Greeks predominating; d. Negro None; %
  - e. Infiltration of Latins & Greeks; f. Relief families A few
  - g. Population is increasing slowly; decreasing; static

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; b. Home building Limited
5. CLARIFYING REMARKS: The above remarks under detrimental influences pertain exclusively to the portion of this area lying to the west of Miami Avenue, that portion lying south of Miami Shores is a section containing a very substantial and desirable type of 1 & 2 story single family dwellings. The entire area, however, is less than 20% improved. Price range on these houses is from \$1,500 to \$6,000.



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:
- a. Description of Terrain. Level - flat and sloping
  - b. Favorable Influences. Close to the schools, good bus transportation, churches and community shopping centers. Zoned for residences, restrictions moderately well enforced.
  - c. Detrimental Influences. Street improperly graded in places, waterways poorly maintained.
  - d. Percentage of land improved 20%; e. Trend of desirability next 10-15 yrs. Up - slow

2. INHABITANTS: Business men, clerks & skilled mechanics
- a. Occupation \_\_\_\_\_; b. Estimated annual family income \$ 1,000-4,000
  - c. Foreign-born families \_\_\_\_\_%; None predominating; d. Negro None; \_\_\_\_\_%
  - e. Infiltration of None; f. Relief families None
  - g. Population is increasing slowly; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	OTHER TYPE	OTHER TYPE
	_____ %	_____ %	_____ %
a. Type	_____	_____	_____
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	\$ _____	\$ _____	\$ _____
l. Activity	_____	_____	_____
m. 1929 Rent range	\$ _____ 100%	\$ _____ 100%	\$ _____ 100%
n. Rent range	\$ _____ %	\$ _____ %	\$ _____ %
o. Rent range	\$ _____ %	\$ _____ %	\$ _____ %
p. Rental demand	\$ _____	\$ _____	\$ _____
q. Activity	_____	_____	_____

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

5. CLARIFYING REMARKS: Approximately 150 houses in this area ranging in price from \$2,000 to \$8,600. Some of the houses are old, obsolete frame dwellings intermingled with new construction of latest design. Majority of the homes are owner occupied and area is not shown which includes the new construction except along one or two of the best highways.



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Zoned for residences and restrictions fairly well enforced. Close to good bus transportation, community shopping centers, grade and high schools.
- c. Detrimental Influences. In that portion lying east of Biscayne Blvd. there are a number of old, obsolete 1 & 2 story dwellings, some business enterprises, and in that portion west of the Blvd. there is the further detrimental influence of the F.E.C. Railway.
- d. Percentage of land improved 40 %; e. Trend of desirability next 10-15 yrs. Upward

2. INHABITANTS:

- a. Occupation Retired capitalists, semi-executives, clerks, skilled mechanics; b. Estimated annual family income \$2,000-6,000
- c. Foreign-born families 10 %; Latins predominating; d. Negro None %
- e. Infiltration of Latins; f. Relief families a few
- g. Population is increasing moderately, decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	60 %	OTHER TYPE	40 %	OTHER TYPE	%
a. Type	<u>1 &amp; 2 story</u>		<u>1 &amp; 2 story</u>			
b. Construction	<u>CBS &amp; frame</u>		<u>CBS</u>			
c. Average Age	<u>10-20</u> Years		<u>1-4</u> Years			
d. Repair	<u>Fair</u>		<u>Excellent</u>			
e. Occupancy	<u>90</u> %		<u>90</u> %			
f. Home ownership	<u>40</u> %		<u>80</u> %			
g. Constructed past yr.	<u>None</u>		<u>30 (\$4,000-8,000)</u>			
h. 1929 Price range	<u>\$2500-6,000</u>	<u>100</u> %	<u>\$ --</u>	<u>100</u> %	<u>\$</u>	<u>100</u> %
i. 1935 Price range	<u>\$3000-6,500</u>	<u>--</u> %	<u>\$5,000-9,000</u>	<u>--</u> %	<u>\$</u>	<u>--</u> %
j. 1938 Price range	<u>\$3000-6,500</u>	<u>--</u> %	<u>\$5,000-9,000</u>	<u>--</u> %	<u>\$</u>	<u>--</u> %
k. Sales demand	<u>\$ Fair</u>		<u>\$ Good</u>		<u>\$</u>	
l. Activity	<u>Fair</u>		<u>Good</u>			
m. 1929 Rent range	<u>\$30 to 50</u>	<u>100</u> %	<u>\$ None</u>	<u>100</u> %	<u>\$</u>	<u>100</u> %
n. 1935 Rent range	<u>\$35 to 55</u>	<u>114</u> %	<u>\$ 40 to 65</u>	<u>--</u> %	<u>\$</u>	<u>--</u> %
o. 1938 Rent range	<u>\$35 to 55</u>	<u>114</u> %	<u>\$ 40 to 65</u>	<u>--</u> %	<u>\$</u>	<u>--</u> %
p. Rental demand	<u>\$ Fair</u>		<u>\$ Good</u>		<u>\$</u>	
q. Activity	<u>Fair</u>		<u>Good</u>			

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

5. CLARIFYING REMARKS: The west portion of this area is quite uniform. The east portion is spotted, ranging from very desirable dwellings along the Bay to some that are quite undesirable close to the Blvd.

6. NAME AND LOCATION Little River Section including Baywood & Morningside Miami, Florida SECURITY GRADE B AREA NO. 4



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to good bus transportation, close to schools and community shopping centers.
- c. Detrimental Influences. The F.E.C. Railway parallels the west boundary of this Bayshore Subdivision which tends to detract from the desirability of it.
- d. Percentage of land improved 35 %; e. Trend of desirability next 10-15 yrs. Mod. rapid up

2. INHABITANTS:

- a. Occupation Business men  
Semi-executives; b. Estimated annual family income \$ 3,000-6,000
- c. Foreign-born families None %; None predominating; d. Negro None %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing None; static None

3. BUILDINGS:

	PREDOMINATING	60 %	OTHER TYPE	40 %	OTHER TYPE	%
a. Type	1 story		1 story			
b. Construction	C B S		C B S			
c. Average Age	1 - 3 Years		8 - 12 Years			
d. Repair	Excellent		Good			
e. Occupancy	100 %		100 %			
f. Home ownership	60 %		100 %			
g. Constructed past yr.	10 (\$4,000-7,000)		None			
h. 1929 Price range	\$ None	100%	\$ 4,000-7,000	100%	\$	100%
i. 1935 Price range	\$ 5,000-7,500	-- %	\$ 4,500-7,500	110%	\$	%
j. 1938 Price range	\$ 5,000-7,500	-- %	\$ 4,500-7,500	110%	\$	%
k. Sales demand	\$ Fair		\$ Fair		\$	
l. Activity	Fair		Fair			
m. 1929 Rent range	\$ None	100%	\$ 40 to 50	100%	\$	100%
n. 1935 Rent range	\$ 40 to 50	-- %	\$ 45 to 55	111%	\$	%
o. 1938 Rent range	\$ 40 to 50	-- %	\$ 45 to 55	111%	\$	%
p. Rental demand	\$ Fair		\$ Fair		\$	
q. Activity	Fair		Fair			

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

5. CLARIFYING REMARKS:

This area is separated from D-4 by the main line of the F.E.C. Railway and there is a violent break in the type of construction and occupants in the two areas.

6. NAME AND LOCATION Bayshore - west of Biscayne Blvd.  
Miami, Florida SECURITY GRADE B AREA NO. 5



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- 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 improved 60 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Semi-executives, clerical, skilled mechanics

- a. Occupation skilled mechanics; b. Estimated annual family income \$ 1,500-4,000
- c. Foreign-born families 15 %; Latins, Greeks predominating; d. Negro 0 %
- e. Infiltration of Latins, Greeks; f. Relief families Few
- g. Population is increasing slowly; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	55 %	OTHER TYPE	45 %	OTHER TYPE	%
a. Type	1 story singles		1 & 2 story singles			
b. Construction	C B S		C B S			
c. Average Age	1 - 4 Years		12 - 15 Years			
d. Repair	Excellent		Fair			
e. Occupancy	90 %		95 %			
f. Home ownership	40 %		80 %			
g. Constructed past yr.	30 (\$3,500-5,000)		None			
h. 1929 Price range	\$ --- 100%		\$ 3,000-5,000 100%		\$ --- 100%	
i. 1935 Price range	\$ 3,750-5,500 --- %		\$ 3,500-5,500 114%		\$ --- %	
j. 1938 Price range	\$ 3,750-5,500 --- %		\$ 3,500-5,500 114%		\$ --- %	
k. Sales demand	\$ Fair		\$ Fair		\$ ---	
l. Activity	Fair		Fair			
m. 1929 Rent range	\$ --- 100%		\$ 25 - 40 100%		\$ --- 100%	
n. 1935 Rent range	\$ 35 - 45 --- %		\$ 30 - 40 110%		\$ --- %	
o. 1938 Rent range	\$ 35 - 45 --- %		\$ 30 - 40 110%		\$ --- %	
p. Rental demand	\$ Good		\$ Fair		\$ ---	
q. Activity	Good		Fair			

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

5. CLARIFYING REMARKS:

Area adjacent to Moore Park on the north, Miami, Florida

6. NAME AND LOCATION Area adjacent to Moore Park on the north, Miami, Florida SECURITY GRADE B AREA NO. 6



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level

b. Favorable Influences. Zoned for residential, moderately restricted, close to schools, churches, playgrounds, adequate bus transportation, community business centers in the vicinity are easily accessible.

c. Detrimental Influences. None

d. Percentage of land improved 70 %; e. Trend of desirability next 10-15 yrs. Up- slowly

2. INHABITANTS: Executives, professional,

a. Occupation higher bracket clerical b. Estimated annual family income \$ 2,500-12,000

c. Foreign-born families 0 %; None predominating; d. Negro None; 0 %

e. Infiltration of None; f. Relief families None

g. Population is increasing moderately decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	75 %	OTHER TYPE	25 %	OTHER TYPE	_____ %
a. Type	<u>1 &amp; 2 story singles</u>		<u>1 &amp; 2 story singles</u>			
b. Construction	<u>C B S</u>		<u>C B S</u>			
c. Average Age	<u>8 - 15 Years</u>		<u>1 - 4 Years</u>		<u>_____ Years</u>	
d. Repair	<u>Fair</u>		<u>Excellent</u>			
e. Occupancy	<u>90 %</u>		<u>100 %</u>		<u>_____ %</u>	
f. Home ownership	<u>45 %</u>		<u>100 %</u>		<u>_____ %</u>	
g. Constructed past yr.	<u>None</u>		<u>15 (\$6,000-12,000)</u>			
h. 1929 Price range	<u>\$4,000-12,000</u>	<u>100%</u>	<u>\$ --</u>	<u>100%</u>	<u>\$ --</u>	<u>100%</u>
i. 1935 Price range	<u>\$5,000-18,000</u>	<u>137%</u>	<u>\$ 7,000-15,000</u>	<u>--%</u>	<u>\$ --</u>	<u>_____ %</u>
j. 1938 Price range	<u>\$5,000-18,000</u>	<u>137%</u>	<u>\$ 7,000-15,000</u>	<u>--%</u>	<u>\$ --</u>	<u>_____ %</u>
k. Sales demand	<u>\$ Fair</u>		<u>\$ Fair</u>		<u>\$ --</u>	
l. Activity	<u>Fair</u>		<u>Fair</u>			
m. 1929 Rent range	<u>\$ 30 - 45</u>	<u>100%</u>	<u>\$ --</u>	<u>100%</u>	<u>\$ --</u>	<u>100%</u>
n. 1935 Rent range	<u>\$ 35 - 60</u>	<u>125%</u>	<u>\$ --</u>	<u>_____ %</u>	<u>\$ --</u>	<u>_____ %</u>
o. 1938 Rent range	<u>\$ 35 - 60</u>	<u>125%</u>	<u>\$ --</u>	<u>_____ %</u>	<u>\$ --</u>	<u>_____ %</u>
p. Rental demand	<u>\$ Fair</u>		<u>\$ --</u>		<u>\$ --</u>	
q. Activity	<u>Fair</u>					

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

5. 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.

6. NAME AND LOCATION Biltmore Section, Miami, Florida SECURITY GRADE B AREA NO. 7



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level

b. Favorable Influences. Close to good transportation (bus), community shopping centers, bathing beaches, moderately restricted.

c. 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.

d. Percentage of land improved 5 %; e. Trend of desirability next 10-15 yrs. Up-slow
2. INHABITANTS:

a. Occupation \_\_\_\_\_; b. Estimated annual family income \$ \_\_\_\_\_

c. Foreign-born families \_\_\_\_\_ %; \_\_\_\_\_ predominating; d. Negro \_\_\_\_\_; \_\_\_\_\_ %

e. Infiltration of \_\_\_\_\_; f. Relief families \_\_\_\_\_

g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static \_\_\_\_\_
3. BUILDINGS:

	PREDOMINATING	_____ %	OTHER TYPE	_____ %	OTHER TYPE	_____ %
a. Type	_____		_____		_____	
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	\$ _____		\$ _____		\$ _____	
l. Activity	_____		_____		_____	
m. 1929 Rent range	\$ _____	100%	\$ _____	100%	\$ _____	100%
n. Rent range	\$ _____	_____ %	\$ _____	_____ %	\$ _____	_____ %
o. Rent range	\$ _____	_____ %	\$ _____	_____ %	\$ _____	_____ %
p. Rental demand	\$ _____		\$ _____		\$ _____	
q. Activity	_____		_____		_____	
4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase \_\_\_\_\_; b. Home building \_\_\_\_\_
5. CLARIFYING REMARKS: This is a very sparsely developed section with 2 or 3 groups of attractive villas and residences on the ocean side of the area.

Area just north of  
Surfside, Florida



AREA DESCRIPTION - SECURITY MAP OF

Metropolitan Miami

1. AREA CHARACTERISTICS: Level

a. Description of Terrain.

b. Favorable Influences. Close to good transportation (bus), community shopping centers, bathing beaches, moderately restricted.

c. 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.

d. Percentage of land improved <sup>15</sup>%; e. Trend of desirability next 10-15 yrs. <sup>Static</sup>

2. INHABITANTS:

a. Occupation \_\_\_\_\_; b. Estimated annual family income \$ \_\_\_\_\_

c. Foreign-born families \_\_\_\_\_%; \_\_\_\_\_ predominating; d. Negro \_\_\_\_\_; \_\_\_\_\_%

e. Infiltration of \_\_\_\_\_; f. Relief families \_\_\_\_\_

g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

PREDOMINATING \_\_\_\_\_% OTHER TYPE \_\_\_\_\_% OTHER TYPE \_\_\_\_\_%

a. Type \_\_\_\_\_

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 \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

l. Activity \_\_\_\_\_

m. 1929 Rent range \$ \_\_\_\_\_ 100% \$ \_\_\_\_\_ 100% \$ \_\_\_\_\_ 100%

n. Rent range \$ \_\_\_\_\_ % \$ \_\_\_\_\_ % \$ \_\_\_\_\_ %

o. Rent range \$ \_\_\_\_\_ % \$ \_\_\_\_\_ % \$ \_\_\_\_\_ %

p. Rental demand \$ \_\_\_\_\_ \$ \_\_\_\_\_ \$ \_\_\_\_\_

q. Activity \_\_\_\_\_

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

5. CLARIFYING REMARKS: This is a very spotted section and buildings that do exist range from attractive villas on the ocean side to 2 story singles, garage apartments, and apartment buildings in the eastern portion.

6. NAME AND LOCATION Area just south of Surfside, Fla. SECURITY GRADE B AREA NO. 9



AREA DESCRIPTION - SECURITY MAP OF \_\_\_\_\_

1. AREA CHARACTERISTICS:

a. Description of Terrain. Flat

b. Favorable Influences. Close to good transportation (bus), community shopping centers, bathing beaches, moderately restricted.

c. Detrimental Influences. None

d. Percentage of land improved 25%; e. Trend of desirability next 10-15 yrs. Up

2. INHABITANTS:

a. Occupation Professional & Executives; b. Estimated annual family income 7,000-10,000

c. Foreign-born families 0%; None predominating; d. Negro None; %

e. Infiltration of None; f. Relief families None

g. Population is increasing slowly; decreasing; static

3. BUILDINGS:

	PREDOMINATING	95 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	1 & 2 story	singles				
b. Construction	C B S					
c. Average Age	1 - 8	Years		Years		Years
d. Repair	Good					
e. Occupancy	100	%		%		%
f. Home ownership	100	%		%		%
g. Constructed past yr.	10 (\$7,000-12,000)					
h. 1929 Price range	\$ --	100%	\$	100%	\$	100%
i. 1935 Price range	\$ 8,000-15,000	%	\$	%	\$	%
j. 1938 Price range	\$ 8,000-15,000	%	\$	%	\$	%
k. Sales demand	\$ Fair		\$		\$	
l. Activity	Fair					
m. 1929 Rent range	\$ --	100%	\$	100%	\$	100%
n. Rent range	\$ --	%	\$	%	\$	%
o. Rent range	\$ --	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

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

5. CLARIFYING REMARKS:

6. NAME AND LOCATION Miami Beach, Florida SECURITY GRADE B AREA NO. 10



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level.

b. Favorable Influences. Near business area, parks, golf courses, recreational centers, bathing beaches, good transportation facilities; zoned for residential.

c. Detrimental Influences. Certain streets are zoned for and restricted to hotels and apartments with some few commercial buildings, encroachment of business. Influx of Jewish race into area.

d. Percentage of land improved 75 %; e. Trend of desirability next 10-15 yrs Down slowly

2. INHABITANTS:

a. Occupation Winter residents, executives, business and miscellaneous nondescript; b. Estimated annual family income \$ 3-25,000

c. Foreign-born families 30 %; Polish Jews Russian - German / predominating; d. Negro 0 %

e. Infiltration of See c very; f. Relief families None

g. Population is increasing rapidly; decreasing; static

3. BUILDINGS:

	PREDOMINATING <u>50</u> %	OTHER TYPE <u>50</u> %	OTHER TYPE %
a. Type	<u>1 &amp; 2 story singles</u>	<u>Apartments &amp; hotels</u>	
b. Construction	<u>C B S</u>	<u>reinforced concrete, hollow tile, C B S</u>	
c. Average Age	<u>1-8</u> Years	<u>2-15</u> Years	
d. Repair	<u>Fair</u> <u>During season</u>	<u>Fair</u> <u>During season</u>	
e. Occupancy	<u>100</u> %	<u>100</u> %	
f. Home ownership	<u>65</u> %	<u>-</u> %	
g. Constructed past yr.	<u>30 (7-12,000)</u>	<u>None</u>	
h. 1929 Price range	\$ <u>-</u> <u>100</u> %	\$ <u>20-150,000</u> <u>100</u> %	\$ <u>-</u> <u>100</u> %
i. 1935 Price range	\$ <u>8000-20,000</u> %	\$ <u>30,000-250,000</u> <u>159</u> %	\$ <u>-</u> %
j. 1938 Price range	\$ <u>8000-20,000</u> %	\$ <u>30,000-250,000</u> <u>159</u> %	\$ <u>-</u> %
k. Sales demand	\$ <u>Fair</u>	\$ <u>Poor</u>	\$ <u>-</u>
l. Activity	<u>Fair</u>	<u>Poor</u>	
m. 1929 Rent range	\$ <u>*</u> <u>100</u> %	\$ <u>**</u> <u>100</u> %	\$ <u>-</u> <u>100</u> %
n. Rent range	\$ <u>*</u> %	\$ <u>**</u> %	\$ <u>-</u> %
o. Rent range	\$ <u>*</u> %	\$ <u>**</u> %	\$ <u>-</u> %
p. Rental demand	\$ <u>*</u>	\$ <u>**</u>	\$ <u>-</u>
q. Activity	<u>*</u>	<u>**</u>	

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

5. CLARIFYING REMARKS:

\*Rentals here are confined exclusively to the tourist winter season when many homes are vacated by the owner and rented furnished; prices ranging from \$750 to \$3000 for the season.

\*\*Apartment and hotel rooms vary greatly as to rental price during the off summer season - rooms can be had for as little as \$2.50 a week and apartments for \$15; the prices of these same units during the winter season will increase 400 or 500%.

6. NAME AND LOCATION 8th to Dade Boulevard, Miami Beach, Florida SECURITY GRADE B AREA NO. 11



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level filled in land; oldest island in group.

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

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

d. Percentage of land improved 40 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Retired capitalists

a. Occupation professional & business, b. Estimated annual family income \$ 5-100,000

c. Foreign-born families 0 %; None predominating; d. Negro None %

e. Infiltration of None; f. Relief families None

g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static Yes

3. BUILDINGS:

	PREDOMINATING	90	%	OTHER TYPE	_____	%	OTHER TYPE	_____	%
a. Type	<u>2 story singles</u>								
b. Construction	<u>C B S</u>								
c. Average Age	<u>2 - 15</u> Years			_____ Years			_____ Years		
d. Repair	<u>Good</u> <u>During season</u>								
e. Occupancy	<u>100</u> %			_____ %			_____ %		
f. Home ownership	<u>100</u> %			_____ %			_____ %		
g. Constructed past yr.	_____								
h. 1929 Price range	\$ <u>15,000-60,000</u> <u>100</u> %			\$ _____ <u>100</u> %			\$ _____ <u>100</u> %		
i. 1935 Price range	\$ <u>25,000-75,000</u> <u>146</u> %			\$ _____ %			\$ _____ %		
j. 1938 Price range	\$ <u>25,000-75,000</u> <u>146</u> %			\$ _____ %			\$ _____ %		
k. Sales demand	\$ <u>Poor</u>			\$ _____			\$ _____		
l. Activity	<u>Poor</u>			_____			_____		
m. 1929 Rent range	\$ <u>No rents</u> <u>100</u> %			\$ _____ <u>100</u> %			\$ _____ <u>100</u> %		
n. Rent range	\$ _____ %			\$ _____ %			\$ _____ %		
o. Rent range	\$ _____ %			\$ _____ %			\$ _____ %		
p. Rental demand	\$ _____			\$ _____			\$ _____		
q. Activity	_____								

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

5. CLARIFYING REMARKS:

6. NAME AND LOCATION Belle Isle, Miami Beach, Florida SECURITY GRADE B AREA NO. 12



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:
- a. Description of Terrain. Flat and level.
- b. Favorable Influences. Zoned for residential, highly restricted, good transportation facilities near city center.
- c. Detrimental Influences. None.
- d. Percentage of land improved 90 %; e. Trend of desirability next 10-15 yrs. Static
2. INHABITANTS: Executives, business men &
- a. Occupation retired capitalists; b. Estimated annual family income \$ 5-20,000
- c. Foreign-born families 0 %; None predominating; d. Negro None %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static Yes
3. BUILDINGS:
- |                         | PREDOMINATING           | 100 %        | OTHER TYPE | _____ %      | OTHER TYPE | _____ %      |
|-------------------------|-------------------------|--------------|------------|--------------|------------|--------------|
| a. Type                 | <u>2 sty singles</u>    |              |            |              |            |              |
| b. Construction         | <u>C B S</u>            |              |            |              |            |              |
| c. Average Age          | <u>5-20</u> Years       |              |            |              |            |              |
| d. Repair               | <u>Good</u>             |              |            |              |            |              |
| e. Occupancy            | <u>100</u> %            |              |            |              |            |              |
| f. Home ownership       | <u>100</u> %            |              |            |              |            |              |
| g. Constructed past yr. | <u>None</u>             |              |            |              |            |              |
| h. 1929 Price range     | \$ <u>7000-40,000</u>   | <u>100</u> % | \$ _____   | <u>100</u> % | \$ _____   | <u>100</u> % |
| i. 1935 Price range     | \$ <u>10,000-50,000</u> | <u>134</u> % | \$ _____   | _____ %      | \$ _____   | _____ %      |
| j. 1938 Price range     | \$ <u>10,000-50,000</u> | <u>134</u> % | \$ _____   | _____ %      | \$ _____   | _____ %      |
| k. Sales demand         | \$ <u>Fair</u>          |              | \$ _____   |              | \$ _____   |              |
| l. Activity             | <u>Fair</u>             |              |            |              |            |              |
| m. 1929 Rent range      | \$ <u>No rents</u>      | <u>100</u> % | \$ _____   | <u>100</u> % | \$ _____   | <u>100</u> % |
| n. Rent range           | \$ _____                | _____ %      | \$ _____   | _____ %      | \$ _____   | _____ %      |
| o. Rent range           | \$ _____                | _____ %      | \$ _____   | _____ %      | \$ _____   | _____ %      |
| p. Rental demand        | \$ _____                |              | \$ _____   |              | \$ _____   |              |
| q. Activity             |                         |              |            |              |            |              |
4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Ample; b. Home building Ample
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, Florida SECURITY GRADE B AREA NO. 13



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level.

b. Favorable Influences. Zoned for residential and just moderately restricted, close to bus transportation and city center.

c. Detrimental Influences. Proximity to small negro concentration.

d. Percentage of land improved 40%; e. Trend of desirability next 10-15 yrs. Static
2. INHABITANTS: Semi-small executives

a. Occupation clerical, mechanics; b. Estimated annual family income \$ 2-4,000

c. Foreign-born families 0%; None predominating; d. Negro None; 0%

e. Infiltration of None; f. Relief families None

g. Population is increasing slowly; decreasing                     ; static
3. BUILDINGS:

	PREDOMINATING	OTHER TYPE	OTHER TYPE
	<u>100</u> %	<u>          </u> %	<u>          </u> %
a. Type	<u>1 sty. singles</u>	<u>                    </u>	<u>                    </u>
b. Construction	<u>C B S &amp; frame</u>	<u>                    </u>	<u>                    </u>
c. Average Age	<u>1-15</u> Years	<u>                    </u> Years	<u>                    </u> Years
d. Repair	<u>Fair</u>	<u>                    </u>	<u>                    </u>
e. Occupancy	<u>98</u> %	<u>                    </u> %	<u>                    </u> %
f. Home ownership	<u>55</u> %	<u>                    </u> %	<u>                    </u> %
g. Constructed past yr.	<u>20 (3500-5000)</u>	<u>                    </u>	<u>                    </u>
h. 1929 Price range	\$ <u>2600-6000</u> <u>100</u> %	\$ <u>                    </u> <u>100</u> %	\$ <u>                    </u> <u>100</u> %
i. <u>1935</u> Price range	\$ <u>3000-7000</u> <u>119</u> %	\$ <u>                    </u> <u>          </u> %	\$ <u>                    </u> <u>          </u> %
j. <u>1938</u> Price range	\$ <u>3000-7000</u> <u>119</u> %	\$ <u>                    </u> <u>          </u> %	\$ <u>                    </u> <u>          </u> %
k. Sales demand	\$ <u>Fair</u>	\$ <u>                    </u>	\$ <u>                    </u>
l. Activity	<u>Fair</u>	<u>                    </u>	<u>                    </u>
m. 1929 Rent range	\$ <u>25,000-40,000</u> <u>100</u> %	\$ <u>                    </u> <u>100</u> %	\$ <u>                    </u> <u>100</u> %
n. <u>1935</u> Rent range	\$ <u>30,000-50,000</u> <u>122</u> %	\$ <u>                    </u> <u>          </u> %	\$ <u>                    </u> <u>          </u> %
o. <u>1938</u> Rent range	\$ <u>30,000-50,000</u> <u>122</u> %	\$ <u>                    </u> <u>          </u> %	\$ <u>                    </u> <u>          </u> %
p. Rental demand	\$ <u>Good</u>	\$ <u>                    </u>	\$ <u>                    </u>
q. Activity	<u>Good</u>	<u>                    </u>	<u>                    </u>

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

5. CLARIFYING REMARKS:
6. NAME AND LOCATION Holleman Park; South S W Section of city,  
Miami, Florida

SECURITY GRADE B AREA NO. 14



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level, but slightly elevated
- b. Favorable Influences. Zoned for residential, well restricted, good bus transportation, close to schools, churches, recreational centers, parks, playgrounds and community business center.
- c. Detrimental Influences. None
- d. Percentage of land improved 60 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Professional, business men

- a. Occupation & semi-executives; b. Estimated annual family income \$5,000-15,000
- c. Foreign-born families 0 % None predominating; d. Negro None; 0 %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	_____ %	OTHER TYPE	_____ %
a. Type	<u>1 &amp; 2 story singles</u>					
b. Construction	<u>C B S</u>					
c. Average Age	<u>2-15 Years</u>		<u>_____ Years</u>		<u>_____ Years</u>	
d. Repair	<u>Good</u>					
e. Occupancy	<u>100 %</u>		<u>_____ %</u>		<u>_____ %</u>	
f. Home ownership	<u>70 %</u>		<u>_____ %</u>		<u>_____ %</u>	
g. Constructed past yr.	<u>None</u>					
h. 1929 Price range	<u>\$ 6,000-14,000</u>	<u>100%</u>	<u>\$ _____</u>	<u>100%</u>	<u>\$ _____</u>	<u>100%</u>
i. 1935 Price range	<u>\$ 7,000-18,000</u>	<u>123%</u>	<u>\$ _____</u>	<u>_____ %</u>	<u>\$ _____</u>	<u>_____ %</u>
j. 1938 Price range	<u>\$ 7,000-18,000</u>	<u>123%</u>	<u>\$ _____</u>	<u>_____ %</u>	<u>\$ _____</u>	<u>_____ %</u>
k. Sales demand	<u>\$ Fair</u>		<u>\$ _____</u>		<u>\$ _____</u>	
l. Activity	<u>Fair</u>					
m. 1929 Rent range	<u>\$ 35 - 55</u>	<u>100%</u>	<u>\$ _____</u>	<u>100%</u>	<u>\$ _____</u>	<u>100%</u>
n. 1935 Rent range	<u>\$ 40 - 60</u>	<u>112%</u>	<u>\$ _____</u>	<u>_____ %</u>	<u>\$ _____</u>	<u>_____ %</u>
o. 1938 Rent range	<u>\$ 40 - 60</u>	<u>112%</u>	<u>\$ _____</u>	<u>_____ %</u>	<u>\$ _____</u>	<u>_____ %</u>
p. Rental demand	<u>\$ Fair</u>		<u>\$ _____</u>		<u>\$ _____</u>	
q. Activity	<u>Fair</u>					

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

5. CLARIFYING REMARKS:

This little area is very attractively landscaped, maintained and restricted, slightly elevated and commands a nice view of the river and in it live some very substantial homeowners.

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



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level \_\_\_\_\_
- b. Favorable Influences. Zoned for residential, moderately restricted, close to transportation, high school and community shopping centers.
- c. Detrimental Influences. None
- d. Percentage of land improved 40 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Semi-executives and high

- a. Occupation class clerical; b. Estimated annual family income \$ 2,500-4,000
- c. Foreign-born families 0 %; None predominating; d. Negro None %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	OTHER TYPE	OTHER TYPE
	<u>100</u> %	_____ %	_____ %
a. Type	<u>1 story singles</u>	_____	_____
b. Construction	<u>C B S</u>	_____	_____
c. Average Age	<u>1-15</u> Years	_____ Years	_____ Years
d. Repair	<u>Good</u>	_____	_____
e. Occupancy	<u>100</u> %	_____ %	_____ %
f. Home ownership	<u>40</u> %	_____ %	_____ %
g. Constructed past yr.	<u>10 (\$4,000-6,000)</u>	_____	_____
h. 1929 Price range	\$ <u>2,500-3,500</u> <u>100</u> %	\$ _____ <u>100</u> %	\$ _____ <u>100</u> %
i. 1935 Price range	\$ <u>3,000-5,000</u> <u>132</u> %	\$ _____ %	\$ _____ %
j. 1938 Price range	\$ <u>3,000-5,000</u> <u>132</u> %	\$ _____ %	\$ _____ %
k. Sales demand	\$ <u>Fair</u>	\$ _____	\$ _____
l. Activity	<u>Fair</u>	_____	_____
m. 1929 Rent range	\$ <u>25-40</u> <u>100</u> %	\$ _____ <u>100</u> %	\$ _____ <u>100</u> %
n. 1935 Rent range	\$ <u>35-45</u> <u>127</u> %	\$ _____ %	\$ _____ %
o. 1938 Rent range	\$ <u>35-45</u> <u>127</u> %	\$ _____ %	\$ _____ %
p. Rental demand	\$ <u>Fair</u>	\$ _____	\$ _____
q. Activity	<u>Fair</u>	_____	_____

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

5. CLARIFYING REMARKS:



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level

b. Favorable Influences. Zoned for residential, moderately restricted, close to bus transportation, community business centers, high school

c. Detrimental Influences. None

d. Percentage of land improved 50 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Professional, business men

a. Occupation & mechanics, clerical; b. Estimated annual family income \$ 2,000-12,000

c. Foreign-born families 20%; Latins predominating; d. Negro None; %

e. Infiltration of Latins; f. Relief families None

g. Population is increasing rapidly; decreasing; static

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	1 & 2 story singles					
b. Construction	C B S					
c. Average Age	1 - 25 Years		Years		Years	
d. Repair	Fair					
e. Occupancy	100 %		%		%	
f. Home ownership	40 %		%		%	
g. Constructed past yr.	75 (\$3,500-10,000)					
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	\$	\$			
l. Activity	Fair					
m. 1929 Rent range	\$ 25 - 45 100%	\$ 100%	\$ 100%			
n. 1935 Rent range	\$ 35 - 60 137 %	\$ %	\$ %			
o. 1938 Rent range	\$ 35 - 60 137 %	\$ %	\$ %			
p. Rental demand	\$ Fair	\$	\$			
q. Activity	Fair					

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

5. CLARIFYING REMARKS:

This area embraces Old Shenandoah and a portion of the new development. Old Shenandoah is practically 100% built up but its desirability as a residential section is on the decline.

6. NAME AND LOCATION

Old Shenandoah, and major portion between S W 13th and 25th Avenue and 8th Street and the Florida East Coast RR SECURITY GRADE B AREA NO. 17

Miami, Florida



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Zoned for residential, moderately restricted, close to bus transportation, community shopping centers, high school
- c. Detrimental Influences. None
- d. Percentage of land improved 40%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Professional, business men

- a. Occupation and retired capitalists b. Estimated annual family income \$ 2,500-10,000
- c. Foreign-born families 0 %; None predominating; d. Negro None %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing                     ; static

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	<u>1 &amp; 2 sty singles</u>					
b. Construction	<u>C B S</u>					
c. Average Age	<u>1-15</u> years		<u>          </u> Years		<u>          </u> Years	
d. Repair	<u>Fair</u>					
e. Occupancy	<u>100</u> %		<u>          </u> %		<u>          </u> %	
f. Home ownership	<u>45</u> %		<u>          </u> %		<u>          </u> %	
g. Constructed past yr.	<u>10 (\$6,000-10,000)</u>					
h. 1929 Price range	\$ <u>3,500-12,000</u>	<u>100%</u>	\$ <u>          </u>	<u>100%</u>	\$ <u>          </u>	<u>100%</u>
i. 1935 Price range	\$ <u>4,000-15,000</u>	<u>12%</u>	\$ <u>          </u>	<u>          </u> %	\$ <u>          </u>	<u>          </u> %
j. 1938 Price range	\$ <u>4,000-15,000</u>	<u>12%</u>	\$ <u>          </u>	<u>          </u> %	\$ <u>          </u>	<u>          </u> %
k. Sales demand	\$ <u>Poor</u>		\$ <u>          </u>		\$ <u>          </u>	
l. Activity	<u>Peer</u>					
m. 1929 Rent range	\$ <u>30-50</u>	<u>100%</u>	\$ <u>          </u>	<u>100%</u>	\$ <u>          </u>	<u>100%</u>
n. 1935 Rent range	\$ <u>40-60</u>	<u>12%</u>	\$ <u>          </u>	<u>          </u> %	\$ <u>          </u>	<u>          </u> %
o. 1938 Rent range	\$ <u>40-60</u>	<u>12%</u>	\$ <u>          </u>	<u>          </u> %	\$ <u>          </u>	<u>          </u> %
p. Rental demand	\$ <u>Fair</u>		\$ <u>          </u>		\$ <u>          </u>	
q. Activity	<u>Fair</u>					

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

5. CLARIFYING REMARKS:



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

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 30 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Business, specialty

a. Occupation men & retired capitalists Estimated annual family income \$ 3,000-8,000

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

e. Infiltration of None ; f. Relief families None

g. Population is increasing slowly ; decreasing ; static

3. BUILDINGS:

	PREDOMINATING	65 %	OTHER TYPE	35 %	OTHER TYPE	%
a. Type	1 & 2 sty singles		1 & 2 sty singles			
b. Construction	C B S		C B S			
c. Average Age	6-20 Years		1 - 3 years			
d. Repair	Good		Excellent			
e. Occupancy	100 %		100 %			
f. Home ownership	100 %		100 %			
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		\$	
l. Activity	Slow		Fair			
m. 1929 Rent range	\$ 100%		\$ 100%		\$ 100%	
n. Rent range	\$ %		\$ %		\$ %	
o. Rent range	\$ %		\$ %		\$ %	
p. Rental demand	\$		\$		\$	
q. Activity						

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

5. CLARIFYING REMARKS: The central Western portion of this area is partially developed and consists of several new subdivisions which are enjoying considerable new residential construction in the \$4,000 to \$7,000 price class.

6. NAME AND LOCATION Coconut Grove Section, Miami, Florida SECURITY GRADE B AREA NO. 19



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Zoned for residences and moderately restricted. Close to good bus transportation and Coral Gables community shopping center
- c. Detrimental Influences. None
- d. Percentage of land improved 35 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Clerks & proprietors

- a. Occupation of small businesses; b. Estimated annual family income \$2,500-5,000
- c. Foreign-born families None %; None predominating; d. Negro None %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing                     ; static

3. BUILDINGS:

	PREDOMINATING		OTHER TYPE		OTHER TYPE	
	<u>65</u> %		<u>35</u> %			%
a. Type	<u>1 &amp; 2 sty singles</u>		<u>1 &amp; 2 sty singles</u>			
b. Construction	<u>C B S</u>		<u>C B S</u>			
c. Average Age	<u>6-15</u> Years		<u>1-3</u> Years			Years
d. Repair	<u>Fair</u>		<u>Excellent</u>			
e. Occupancy	<u>100</u> %		<u>100</u> %			%
f. Home ownership	<u>60</u> %		<u>100</u> %			%
g. Constructed past yr.	<u>None</u>		<u>15 (\$6,000-14,000)</u>			
h. 1929 Price range	<u>\$ 3,500-6,000</u>	<u>100</u> %	<u>\$ None</u>	<u>100</u> %	<u>\$</u>	<u>100</u> %
i. 1935 Price range	<u>\$ 4,000-7,500</u>	<u>120</u> %	<u>\$ 7,000-18,000</u>	<u>--</u> %	<u>\$</u>	<u>--</u> %
j. 1938 Price range	<u>\$ 4,000-7,500</u>	<u>120</u> %	<u>\$ 7,000-18,000</u>	<u>--</u> %	<u>\$</u>	<u>--</u> %
k. Sales demand	<u>\$ Fair</u>		<u>\$ Fair</u>		<u>\$</u>	
l. Activity	<u>Fair</u>		<u>Fair</u>			
m. 1929 Rent range	<u>\$ 35 - 50</u>	<u>100</u> %	<u>\$ None</u>	<u>100</u> %	<u>\$</u>	<u>100</u> %
n. 1935 Rent range	<u>\$ 40 - 55</u>	<u>112</u> %	<u>\$ 50 - 75</u>	<u>--</u> %	<u>\$</u>	<u>--</u> %
o. 1938 Rent range	<u>\$ 40 - 55</u>	<u>112</u> %	<u>\$ 50 - 75</u>	<u>--</u> %	<u>\$</u>	<u>--</u> %
p. Rental demand	<u>\$ Fair</u>		<u>\$ Fair</u>		<u>\$</u>	
q. Activity	<u>Fair</u>		<u>Fair</u>			

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

5. CLARIFYING REMARKS: In recent years there have been several large 2-story houses built in this area.

6. NAME AND LOCATION Riviera; Coconut Grove; Country Club 6 Section, Coral Gables, Florida SECURITY GRADE B AREA NO. 20



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Zoned for residences. Moderately restricted.
- c. Detrimental Influences. Distance from center of city. Transportation inadequate.
- d. Percentage of land improved 5 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:

- a. Occupation Business & professional b. Estimated annual family income \$2,000-4,000
- c. Foreign-born families None%; None predominating; d. Negro None%; None %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing                     ; static

3. BUILDINGS:

	<u>PREDOMINATING</u>	<u>          </u> %	<u>OTHER TYPE</u>	<u>          </u> %	<u>OTHER TYPE</u>	<u>          </u> %
a. Type	<u>                    </u>		<u>                    </u>		<u>                    </u>	
b. Construction	<u>                    </u>		<u>                    </u>		<u>                    </u>	
c. Average Age	<u>          </u> Years		<u>          </u> Years		<u>          </u> Years	
d. Repair	<u>                    </u>		<u>                    </u>		<u>                    </u>	
e. Occupancy	<u>                    </u> %		<u>                    </u> %		<u>                    </u> %	
f. Home ownership	<u>                    </u> %		<u>                    </u> %		<u>                    </u> %	
g. Constructed past yr.	<u>                    </u>		<u>                    </u>		<u>                    </u>	
h. 1929 Price range	\$ <u>                    </u>	<u>100</u> %	\$ <u>                    </u>	<u>100</u> %	\$ <u>                    </u>	<u>100</u> %
i. Price range	\$ <u>                    </u>	<u>          </u> %	\$ <u>                    </u>	<u>          </u> %	\$ <u>                    </u>	<u>          </u> %
j. Price range	\$ <u>                    </u>	<u>          </u> %	\$ <u>                    </u>	<u>          </u> %	\$ <u>                    </u>	<u>          </u> %
k. Sales demand	\$ <u>                    </u>		\$ <u>                    </u>		\$ <u>                    </u>	
l. Activity	<u>                    </u>		<u>                    </u>		<u>                    </u>	
m. 1929 Rent range	\$ <u>                    </u>	<u>100</u> %	\$ <u>                    </u>	<u>100</u> %	\$ <u>                    </u>	<u>100</u> %
n. Rent range	\$ <u>                    </u>	<u>          </u> %	\$ <u>                    </u>	<u>          </u> %	\$ <u>                    </u>	<u>          </u> %
o. Rent range	\$ <u>                    </u>	<u>          </u> %	\$ <u>                    </u>	<u>          </u> %	\$ <u>                    </u>	<u>          </u> %
p. Rental demand	\$ <u>                    </u>		\$ <u>                    </u>		\$ <u>                    </u>	
q. Activity	<u>                    </u>		<u>                    </u>		<u>                    </u>	

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

5. CLARIFYING REMARKS:

This is partially developed outlying section containing about 20 houses ranging in price from \$5,000 to \$10,000.

6. NAME AND LOCATION Country Club Part 5, Coral Gables, Florida SECURITY GRADE B AREA NO. 21



AREA DESCRIPTION - SECURITY MAP OF ~~Metropolitan~~ Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Zoned for residences and moderately restricted. Close to good bus transportation and community shopping centers.
- c. Detrimental Influences. None
- d. Percentage of land improved 60 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Business & professional

- a. Occupation some skilled mechanics; b. Estimated annual family income \$ 2,000-5,000
- c. Foreign-born families None %; None predominating; d. Negro None %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing           ; static

3. BUILDINGS:

	PREDOMINATING	<u>75</u> %	OTHER TYPE	<u>25</u> %	OTHER TYPE	%
a. Type	<u>1 &amp; 2 sty</u>		<u>1 &amp; 2 sty</u>			
b. Construction	<u>C B S</u>		<u>C B S</u>			
c. Average Age	<u>6-15</u> Years		<u>1-3</u> Years			
d. Repair	<u>Good</u>		<u>Excellent</u>			
e. Occupancy	<u>100</u> %		<u>100</u> %			
f. Home ownership	<u>50</u> %		<u>100</u> %			
g. Constructed past yr.	<u>None</u>		<u>15 (\$6,000-12,000)</u>			
h. 1929 Price range	\$ <u>3,000-12,000</u>	<u>100</u> %	\$ <u>None</u>	<u>100</u> %	\$ <u>          </u>	<u>100</u> %
i. 1935 Price range	\$ <u>4,000-15,000</u>	<u>129</u> %	\$ <u>7,500-15,000</u>	<u>  </u> %	\$ <u>          </u>	<u>  </u> %
j. 1938 Price range	\$ <u>4,000-15,000</u>	<u>129</u> %	\$ <u>7,500-15,000</u>	<u>  </u> %	\$ <u>          </u>	<u>  </u> %
k. Sales demand	\$ <u>Fair</u>		\$ <u>Good</u>		\$ <u>          </u>	
l. Activity	<u>Fair</u>		<u>Good</u>			
m. 1929 Rent range	\$ <u>35-65</u>	<u>100</u> %	\$ <u>None</u>	<u>100</u> %	\$ <u>          </u>	<u>100</u> %
n. 1935 Rent range	\$ <u>40-75</u>	<u>115</u> %	\$ <u>"</u>	<u>  </u> %	\$ <u>          </u>	<u>  </u> %
o. 1938 Rent range	\$ <u>40-75</u>	<u>115</u> %	\$ <u>"</u>	<u>  </u> %	\$ <u>          </u>	<u>  </u> %
p. Rental demand	\$ <u>Good</u>		\$ <u>          </u>		\$ <u>          </u>	
q. Activity	<u>Good</u>		<u>          </u>			

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

5. CLARIFYING REMARKS:

Glen Gables, which runs from Southwest 11th Street to 15th Street, and 42nd Place to 47th Avenue, is not in the corporate limits of Coral Gables.

6. NAME AND LOCATION Granada, Section A, B, & C of Coral Gables, Florida SECURITY GRADE B AREA NO 22



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

b. Favorable Influences.

Zoned for residences. Close to schools and community shopping centers. Bus transportation along Coral Way.

c. Detrimental Influences.

Poor restrictions. Lack of paved streets. Variety of type of architecture and construction.

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

2. INHABITANTS:

a. Occupation Mechanics & clerks; b. Estimated annual family income \$ 1,500-2,000

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

e. Infiltration of None; f. Relief families None

g. Population is increasing slowly; decreasing None; static None

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

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

5. CLARIFYING REMARKS:

This is new developed area with majority of houses in same built for sale, and ranging in sales price from \$4500 to \$5500.

6. NAME AND LOCATION S.W. 27th to 32nd Avenues  
between 19th & 22nd Streets SECURITY GRADE B AREA NO. 23  
Miami, Florida



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:
- a. Description of Terrain. Level
- b. Favorable Influences. Zoned for residences. Moderate restrictions. Close to good transportation, schools, community shopping centers,
- c. Detrimental Influences. None
- d. Percentage of land improved 15 %; e. Trend of desirability next 10-15 yrs. Static
2. INHABITANTS: Clerks and skilled mechanics
- a. Occupation mechanics; b. Estimated annual family income \$ 1,800-2,400
- c. Foreign-born families None %; None predominating; d. Negro None %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing \_\_\_\_\_; static \_\_\_\_\_
3. BUILDINGS:
- |                         | PREDOMINATING | _____ % | OTHER TYPE  | _____ % | OTHER TYPE  | _____ % |
|-------------------------|---------------|---------|-------------|---------|-------------|---------|
| a. Type                 | _____         |         | _____       |         | _____       |         |
| 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         | \$ _____      |         | \$ _____    |         | \$ _____    |         |
| l. Activity             | _____         |         | _____       |         | _____       |         |
| m. 1929 Rent range      | \$ _____      | 100%    | \$ _____    | 100%    | \$ _____    | 100%    |
| n. Rent range           | \$ _____      | _____ % | \$ _____    | _____ % | \$ _____    | _____ % |
| o. Rent range           | \$ _____      | _____ % | \$ _____    | _____ % | \$ _____    | _____ % |
| p. Rental demand        | \$ _____      |         | \$ _____    |         | \$ _____    |         |
| q. Activity             | _____         |         | _____       |         | _____       |         |
4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase \_\_\_\_\_; b. Home building \_\_\_\_\_
5. CLARIFYING REMARKS: This is a boom-time subdivision. It contains approximately 30 houses, mostly built during boom, having value today of between \$3500 and \$5500, majority of which are occupied by tenants. Rental range of \$35 to \$45 a month, for which there is a good demand.
6. NAME AND LOCATION Auburndale, Miami, Florida SECURITY GRADE B AREA NO. 24



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:
- a. Description of Terrain. Flat
  - b. Favorable Influences. Zoned for residences and well restricted. Close to community shopping centers, golf courses. No bonded debt. Low taxes.
  - c. Detrimental Influences. Inadequate bus transportation
  - d. Percentage of land improved 18%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:
- a. Occupation Clerks and business professional; b. Estimated annual family income \$ 1,800-3,500
  - c. Foreign-born families None%; d. Negro None; e. Infiltration of None; f. Relief families None
  - g. Population is increasing slowly; decreasing; static

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase; b. Home building
5. CLARIFYING REMARKS: This is a boom-time development owned by the Curtiss-Wright interests and incorporated as a separate municipality. It has no bonded debt and it is a well managed subdivision. Only respectable families are admitted. There are about 50 houses in this area, all of which have been built in the last three years, principally through FHA Title II financing.



AREA DESCRIPTION - SECURITY MAP OF \_\_\_\_\_

1. AREA CHARACTERISTICS: Level
- a. Description of Terrain. \_\_\_\_\_
- b. Favorable Influences. Close to school and community business center
- c. Detrimental Influences. Inadequate streets, utilities, transportation and restrictions. Proximity to Miami Zoo.
- d. Percentage of land improved 5%; e. Trend of desirability next 10-15 yrs. Static
2. INHABITANTS: Mechanics & laborers
- a. Occupation \_\_\_\_\_; b. Estimated annual family income \$ 1,000-1,500
- c. Foreign-born families None%; \_\_\_\_\_ predominating; d. Negro None; \_\_\_\_\_%
- e. Infiltration of None; f. Relief families Few
- g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static Yes
3. BUILDINGS:
- |                         | PREDOMINATING | OTHER TYPE    | OTHER TYPE    |
|-------------------------|---------------|---------------|---------------|
| a. Type                 | _____         | _____         | _____         |
| 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         | \$ _____      | \$ _____      | \$ _____      |
| l. Activity             | _____         | _____         | _____         |
| m. 1929 Rent range      | \$ _____ 100% | \$ _____ 100% | \$ _____ 100% |
| n. Rent range           | \$ _____ %    | \$ _____ %    | \$ _____ %    |
| o. Rent range           | \$ _____ %    | \$ _____ %    | \$ _____ %    |
| p. Rental demand        | \$ _____      | \$ _____      | \$ _____      |
| q. Activity             | _____         | _____         | _____         |
4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase \_\_\_\_\_; b. Home building \_\_\_\_\_
5. CLARIFYING REMARKS: This is a nondescript boom-time neighborhood which has experience from no or no improvement during the last ten years. Houses range in price from \$1,000 to \$2,000. Rentals from \$10 to \$15. Very ordinary neighborhood

North Miami, Florida

6. NAME AND LOCATION \_\_\_\_\_ SECURITY GRADE C AREA NO. 1



AREA DESCRIPTION - SECURITY MAP OF \_\_\_\_\_

1. AREA CHARACTERISTICS:

a. Description of Terrain.

Level

b. Favorable Influences

Close to schools and shopping centers. Good bus transportation and complete community business center.

c. Detrimental Influences.

FEC Railroad parallels the area on the East boundary.

d. Percentage of land improved 30%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:

a. Occupation Business, skilled and unskilled mechanics; b. Estimated annual family income \$ 1,000-3,500

c. Foreign-born families None%; d. Negro None%; e. Infiltration of None; f. Relief families None

g. Population is increasing slowly; decreasing; static

3. BUILDINGS:

	PREDOMINATING 70%	OTHER TYPE 30%	OTHER TYPE %
a. Type	1 sty singles	1 sty singles	
b. Construction	Frame & C B S	C B S	
c. Average Age	6-20 Years	1-3 Years	
d. Repair	Fair	Good	
e. Occupancy	100%	100%	
f. Home ownership	45%	100%	
g. Constructed past yr.	None	15 (\$3,500-6,000)	
h. 1929 Price range	\$ 1,500-6,000 100%	\$ None 100%	\$ 100%
i. 1935 Price range	\$ 1,500-7,000 109%	\$ 4,000-7,000 --%	\$ --%
j. 1938 Price range	\$ 1,500-7,000 109%	\$ 4,000-7,000 --%	\$ --%
k. Sales demand	Fair	Fair	
l. Activity	Fair	Fair	
m. 1929 Rent range	\$ 15 - 30 100%	\$ None 100%	\$ 100%
n. 1935 Rent range	\$ 15 - 40 117%	\$ None --%	\$ --%
o. 1938 Rent range	\$ 15 - 40 117%	\$ None --%	\$ --%
p. Rental demand	Good		
q. Activity	Good		

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase Limited; 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.



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to good bus transportation and community shopping 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

2. INHABITANTS:

- a. Occupation Clerks and 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 \_\_\_\_\_; decreasing \_\_\_\_\_; static Yes

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	_____ %	OTHER TYPE	_____ %
a. Type	<u>1 sty singles</u>					
b. Construction	<u>Frame &amp; C B S</u>					
c. Average Age	<u>6-18</u> Years		<u>_____</u> Years		<u>_____</u> Years	
d. Repair	<u>Fair</u>					
e. Occupancy	<u>80</u> %		<u>_____</u> %		<u>_____</u> %	
f. Home ownership	<u>55</u> %		<u>_____</u> %		<u>_____</u> %	
g. Constructed past yr.	<u>None</u>					
h. 1929 Price range	\$ <u>2,500-5,000</u>	<u>100</u> %	\$ <u>_____</u>	<u>100</u> %	\$ <u>_____</u>	<u>100</u> %
i. 1935 Price range	\$ <u>3,000-5,500</u>	<u>115</u> %	\$ <u>_____</u>	<u>_____</u> %	\$ <u>_____</u>	<u>_____</u> %
j. 1938 Price range	\$ <u>3,000-5,500</u>	<u>115</u> %	\$ <u>_____</u>	<u>_____</u> %	\$ <u>_____</u>	<u>_____</u> %
k. Sales demand	\$ <u>Slow</u>		\$ <u>_____</u>		\$ <u>_____</u>	
l. Activity	<u>Slow</u>					
m. 1929 Rent range	\$ <u>25 - 35</u>	<u>100</u> %	\$ <u>_____</u>	<u>100</u> %	\$ <u>_____</u>	<u>100</u> %
n. 1935 Rent range	\$ <u>30 - 40</u>	<u>117</u> %	\$ <u>_____</u>	<u>_____</u> %	\$ <u>_____</u>	<u>_____</u> %
o. 1938 Rent range	\$ <u>30 - 40</u>	<u>117</u> %	\$ <u>_____</u>	<u>_____</u> %	\$ <u>_____</u>	<u>_____</u> %
p. Rental demand	\$ <u>Fair</u>		\$ <u>_____</u>		\$ <u>_____</u>	
q. Activity	<u>Fair</u>					

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 of property.

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

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



AREA DESCRIPTION - SECURITY MAP OF ~~Metropolitan~~ Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to good transportation, schools and community shopping centers.
- c. Detrimental Influences. Poorly zoned and nondescript type of dwellings.
- d. Percentage of land improved 18 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:

- Clerks, mechanics  
a. Occupation and laborers; b. Estimated annual family income \$1,000-2,000
- c. Foreign-born families None; None predominating; d. Negro None; None %
- e. Infiltration of None; f. Relief families Few
- g. Population is increasing Yes; decreasing Yes; static Yes

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

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

5. CLARIFYING REMARKS:

There are very few dwellings constructed in this area, most of which are the cheaper and less desirable type. Streets are poorly paved. No landscaping. The area in general is nondescript and unattractive. Rentals range from \$12 to \$20 a month. Values from \$1,500 to \$3,500. That portion of this area West of N.W. 7th Ave. is located in Seventh Avenue Park, in which it is contemplated approximately 300 houses will be erected, all financed under 90% FHA loans and all selling for less than \$2,600. 50 of these houses have already been erected and the majority sold.

6. NAME AND LOCATION

Residential area West of North SECURITY GRADE C AREA NO. 4  
Miami Ave. in the vicinity of Edison School, Miami, Florida



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

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 improved 35 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Business, semi-executives,

- a. Occupation skilled mechanics & clerks; b. Estimated annual family income \$1,800-4,000
- c. Foreign-born families None %; None predominating; d. Negro None; None %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing None; static None

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	1 & 2 sty singles					
b. Construction	C B S & frame					
c. Average Age	6-18 Years					
d. Repair	Fair					
e. Occupancy	100 %					
f. Home ownership	50 %					
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		\$		\$	
l. 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%	\$	%	\$	%
p. Rental demand	\$ Good		\$		\$	
q. Activity	Good					

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

5. CLARIFYING REMARKS: This is old area containing mixture of improvements.

6. NAME AND LOCATION Lemon City Section, Miami, Florida SECURITY GRADE C AREA NO. 5



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- 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 improved 35 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS: Mechanics, clerks

- a. Occupation & laborers; b. Estimated annual family income \$ 1,800-2,500
- 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

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE		%	OTHER TYPE		%
a. Type	<u>1 &amp; 2 sty</u>							
b. Construction	<u>C B S &amp; frame</u>							
c. Average Age	<u>6-18</u> Years				Years			Years
d. Repair	<u>Fair</u>							
e. Occupancy	<u>100</u> %				%			%
f. Home ownership	<u>50</u> %				%			%
g. Constructed past yr.	<u>None</u>							
h. 1929 Price range	\$ <u>2,000-7,000</u>	<u>100%</u>	\$		<u>100%</u>	\$		<u>100%</u>
i. 1935 Price range	\$ <u>2,500-7,500</u>	<u>121%</u>	\$		<u>  </u> %	\$		<u>  </u> %
j. 1938 Price range	\$ <u>2,500-7,500</u>	<u>121%</u>	\$		<u>  </u> %	\$		<u>  </u> %
k. Sales demand	\$ <u>Fair</u>		\$			\$		
l. Activity	<u>Fair</u>							
m. 1929 Rent range	\$ <u>25-45</u>	<u>100%</u>	\$		<u>100%</u>	\$		<u>100%</u>
n. 1935 Rent range	\$ <u>30-50</u>	<u>116%</u>	\$		<u>  </u> %	\$		<u>  </u> %
o. 1938 Rent range	\$ <u>30-50</u>	<u>116%</u>	\$		<u>  </u> %	\$		<u>  </u> %
p. Rental demand	\$ <u>Good</u>		\$			\$		
q. Activity	<u>Good</u>							

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase 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.,

6. NAME AND LOCATION Miami, Florida SECURITY GRADE C AREA NO. 6



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level

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

c. Detrimental Influences. Close to Negro settlement.

d. Percentage of land improved 18 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:

a. Occupation Skilled mechanics and clerks; b. Estimated annual family income \$ 1,500-2,200

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

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

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

5. CLARIFYING REMARKS: Partially settled section of small single family dwellings ranging in price from \$3,000 to \$4,500 with a rental range from \$25 to \$40. These houses are a majority owner occupied and are fairly well maintained considering the neighborhood.

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



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level

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: Mechanics, laborers and clerks

a. Occupation \_\_\_\_\_; 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 \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	<u>1 &amp; 2 sty</u>					
b. Construction	<u>Frame &amp; C B S</u>					
c. Average Age	<u>6-18</u> Years		<u>      </u> Years		<u>      </u> Years	
d. Repair	<u>Fair</u>					
e. Occupancy	<u>100</u> %		<u>      </u> %		<u>      </u> %	
f. Home ownership	<u>50</u> %		<u>      </u> %		<u>      </u> %	
g. Constructed past yr.	<u>None</u>					
h. 1929 Price range	<u>\$ 1,500-4,000</u>	<u>100%</u>	<u>\$</u>	<u>100%</u>	<u>\$</u>	<u>100%</u>
i. 1935 Price range	<u>\$ 1,800-4,500</u>	<u>11%</u>	<u>\$</u>	<u>      </u> %	<u>\$</u>	<u>      </u> %
j. 1938 Price range	<u>\$ 1,800-4,500</u>	<u>11%</u>	<u>\$</u>	<u>      </u> %	<u>\$</u>	<u>      </u> %
k. Sales demand	<u>\$ Fair</u>		<u>\$</u>		<u>\$</u>	
l. Activity	<u>Fair</u>					
m. 1929 Rent range	<u>\$ 15 - 35</u>	<u>100%</u>	<u>\$</u>	<u>100%</u>	<u>\$</u>	<u>100%</u>
n. 1935 Rent range	<u>\$ 20 - 40</u>	<u>124%</u>	<u>\$</u>	<u>      </u> %	<u>\$</u>	<u>      </u> %
o. 1938 Rent range	<u>\$ 20 - 40</u>	<u>124%</u>	<u>\$</u>	<u>      </u> %	<u>\$</u>	<u>      </u> %
p. Rental demand	<u>\$ Good</u>		<u>\$</u>		<u>\$</u>	
q. Activity	<u>Good</u>					

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

5. CLARIFYING REMARKS:

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



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

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.

d. Percentage of land improved 75 %; e. Trend of desirability next 10-15 yrs. Down  
Executives, semi-executives,

2. INHABITANTS: business men & retired

a. Occupation capitalists; b. Estimated annual family income \$ 3,000-10,000

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

e. Infiltration of None; f. Relief families None

g. Population is increasing slowly; decreasing    ; static    

3. BUILDINGS:

	PREDOMINATING	80 %	OTHER TYPE	20 %	OTHER TYPE	%
a. Type	1 & 2 sty singles		Apartments & hotels			
b. Construction	C. B S		C B S			
c. Average Age	6-18 Years		6-18 Years			
d. Repair	Fair		Fair			
e. Occupancy	100 %		*100 %			
f. Home ownership	60 %		None %			
g. Constructed past yr.	None		None			
h. 1929 Price range	\$ 5,000-15,000	100%	\$15,000-75,000	100%	\$	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 investment standpoint & fair from home ownership standpoint		\$ Slow		\$	
l. Activity	Fair		Slow			
m. 1929 Rent range	\$ 40 - 100	100%	\$ *	100%	\$	100%
n. 1935 Rent range	\$ 50 - 125	125%	\$ *	%	\$	%
o. 1938 Rent range	\$ 50 - 125	125%	\$ *	%	\$	%
p. Rental demand	\$ Good		\$ *		\$	
q. Activity	Good		*			

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

5. CLARIFYING REMARKS: \*The hotels and apartments have very few rentals 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  
& including Miramar, Miami, Florida

6. NAME AND LOCATION     SECURITY GRADE C AREA NO. 9



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to transportation, theaters and business district.
- c. Detrimental Influences. Encroachment of business.

d. Percentage of land improved 80 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:

- a. Occupation Merchants, laborers & winter tourists; b. Estimated annual family income \$ 2,000-6,000
- c. Foreign-born families 50 %; German & Russian-Jews predominating; d. Negro None; None %
- e. Infiltration of German & Russian-Jews; f. Relief families None
- g. Population is increasing slowly; decreasing                     ; static

3. BUILDINGS:

	PREDOMINATING	70 %	OTHER TYPE	30 %	OTHER TYPE	%
a. Type	Hotels & apartments		1 & 2 sty singles			
b. Construction	C B S		C B S			
c. Average Age	6-18 Years		1-18 Years			
d. 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 variety	100%	\$ None	100%	\$	100%
i. 1935 Price range	\$ " "	---	\$ 5,000-10,000	---	\$	%
j. 1938 Price range	\$ " "	---	\$ 5,000-10,000	---	\$	%
k. Sales demand	\$ Good		\$ Good		\$	
l. Activity	Good		Good			
m. 1929 Rent range	\$ Wide variety	100%	\$ 30 - 60	100%	\$	100%
n. 1935 Rent range	\$ " "	---	\$ 40 - 75	120%	\$	%
o. 1938 Rent range	\$ " "	---	\$ 40 - 75	120%	\$	%
p. Rental demand	\$ Good during season		\$ Good during season		\$	
q. Activity	Good during season		Good during season			

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

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.

6. NAME AND LOCATION Southern tip of Miami Beach, Florida SECURITY GRADE C AREA NO. 10



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level

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

c. Detrimental Influences. Lack of zoning restrictions. Close to undesirable areas.

d. Percentage of land improved 18%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:

a. Occupation Skilled & unskilled mechanics, laborers & clerks; b. Estimated annual family income \$ 1,000-2,000

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

e. Infiltration of Cubans; f. Relief families Few

g. Population is increasing slowly; decreasing; static

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

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

5. CLARIFYING REMARKS: This is an area of mostly 1-story 1-family dwellings, price range from \$1500 to \$3500, rental range of \$15 to \$35. In the area just North of the Miami canal and East of 27th Avenue, a few attractive small homes have recently been constructed, which are entitled to a better grade rating than the remainder of the area.

6. NAME AND LOCATION Musa Isles & Allapattah Section, SECURITY GRADE C AREA NO. 11  
Miami, Florida



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:
- a. Description of Terrain. Level
- b. Favorable Influences. Close to good bus transportation, shopping centers, schools and churches and parks, and playgrounds.
- c. 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 improved 60 %; e. Trend of desirability next 10-15 yrs. Static
2. INHABITANTS: Professional, semi-executives, clerks and mechanics; b. Estimated annual family income \$1,000-6,000
- a. Occupation \_\_\_\_\_; c. Foreign-born families 10 %; Cubans predominating; d. Negro None %
- e. Infiltration of Cubans; f. Relief families Few
- g. Population is increasing slowly; decreasing \_\_\_\_\_; static \_\_\_\_\_
3. BUILDINGS:
- |                         | PREDOMINATING     | 80 %  | OTHER TYPE          | 20 % | OTHER TYPE | %    |
|-------------------------|-------------------|-------|---------------------|------|------------|------|
| a. Type                 | 1 & 2 sty singles |       | Hotels & apartments |      |            |      |
| b. Construction         | frame and C B S   |       | C B S               |      |            |      |
| c. Average Age          | 6-20 Years        |       | 10-15 Years         |      |            |      |
| d. Repair               | Fair              |       | Fair                |      |            |      |
| e. Occupancy            | 90 %              |       | 85 % during season  |      |            |      |
| f. Home ownership       | 40 %              |       | -- %                |      |            |      |
| g. Constructed past yr. | None              |       | --                  |      |            |      |
| h. 1929 Price range     | \$1,500-8,000     | 100%  | \$ --               | 100% | \$ --      | 100% |
| i. 1935 Price range     | \$2,000-9,000     | 123 % | \$ --               | %    | \$ --      | %    |
| j. 1938 Price range     | \$2,000-9,000     | 123 % | \$ --               | %    | \$ --      | %    |
| k. Sales demand         | \$ Fair           |       | \$ --               |      | \$ --      |      |
| l. Activity             | Fair              |       | --                  |      |            |      |
| m. 1929 Rent range      | \$ 15 - 50        | 100%  | \$ --               | 100% | \$ --      | 100% |
| n. 1935 Rent range      | \$ 20 - 65        | 131 % | \$ --               | %    | \$ --      | %    |
| o. 1938 Rent range      | \$ 20 - 65        | 131 % | \$ --               | %    | \$ --      | %    |
| p. Rental demand        | \$ Fair           |       | \$ --               |      | \$ --      |      |
| q. Activity             | Fair              |       | --                  |      |            |      |
4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase limited; b. Home building limited
5. CLARIFYING REMARKS: This is a wide area and practically the same influences are present in all sections of it. It is a section where most of the construction is old run-down, and is held by owners for investments rather than for personal occupancy.
6. NAME AND LOCATION North of Flagler down by River on the East and North, and by 32nd Avenue on the West. Also including an area south of Flagler to 8th Street between 27th & 32nd Avenues, Miami, Florida SECURITY GRADE C AREA NO. 12



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

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 land improved 80 %; e. Trend of desirability next 10-15 yrs. down  
Skilled and semi-skilled

2. INHABITANTS:

a. Occupation business men; b. Estimated annual family income \$ 1,200-2,500

c. Foreign-born families 20 %; Cubans predominating; d. Negro None; %

e. Infiltration of Cubans; f. Relief families None

g. Population is increasing slowly; decreasing; static

3. BUILDINGS:

	PREDOMINATING	70 %	OTHER TYPE	30 %	OTHER TYPE	%
a. Type	1 & 2 sty singles		Apartments & small hotels			
b. Construction	C B S & frame		C B S			
c. Average Age	10-25 Years		6-15 Years			
d. Repair	Fair		Fair			
e. Occupancy	100 %		80 %			
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%	\$	100%
i. 1935 Price range	\$ 2,500-7,000	12%	\$ 6,000-20,000	127%	\$	%
j. 1938 Price range	\$ 2,500-7,000	12%	\$ 6,000-20,000	127%	\$	%
k. Sales demand	\$ Fair		\$ Fair		\$	
l. Activity	Fair		Fair			
m. 1929 Rent range	\$ 20 - 55	100%	\$ *	100%	\$	100%
n. 1935 Rent range	\$ 25 - 60	117%	\$ *	%	\$	%
o. 1938 Rent range	\$ 25 - 60	117%	\$ *	%	\$	%
p. Rental demand	\$ Fair		\$ *		\$	
q. Activity	Fair		*			

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

5. CLARIFYING REMARKS:

This takes in the older and formerly better sections of the City of Miami proper, but as new subdivisions are being developed desirability of this area has proportionately suffered. This is a good rental area from an investment standpoint, being close in to the City.

\*Rentals of these apartments will average from \$40 to \$60 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.

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



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level

b. Favorable Influences. Zoned for residences, apartments and small business. Restrictions moderately well maintained. Close to shopping centers and schools. Good bus transportation. Large part within walking distance of downtown Miami.

c. Detrimental Influences. Encroachment of business and area being somewhat blighted from the standpoint of good residential area.

d. Percentage of land improved 50%; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS: Professional men, business executives, clerks, and

a. Occupation mechanics; b. Estimated annual family income \$ 1,200-12,000

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

e. Infiltration of Cubans; f. Relief families None

g. Population is increasing slowly; decreasing                     ; static                     

3. BUILDINGS:

	PREDOMINATING	100%	OTHER TYPE	%	OTHER TYPE	%
a. Type	<u>1 &amp; 2 sty singles</u>					
b. Construction	<u>Frame &amp; C B S</u>					
c. Average Age	<u>10-25 Years</u>		<u>                    </u> Years		<u>                    </u> Years	
d. Repair	<u>Fair</u>					
e. Occupancy	<u>100</u> %		<u>                    </u> %		<u>                    </u> %	
f. Home ownership	<u>40</u> %		<u>                    </u> %		<u>                    </u> %	
g. Constructed past yr.	<u>None</u>					
h. 1929 Price range	\$ <u>2,000-10,000</u>	<u>100%</u>	\$ <u>                    </u>	<u>100%</u>	\$ <u>                    </u>	<u>100%</u>
i. 1938 Price range	\$ <u>3,000-15,000</u>	<u>100</u>	\$ <u>                    </u>	<u>                    </u> %	\$ <u>                    </u>	<u>                    </u> %
j. 1938 Price range	\$ <u>3,000-15,000</u>	<u>100</u>	\$ <u>                    </u>	<u>                    </u> %	\$ <u>                    </u>	<u>                    </u> %
k. Sales demand	\$ <u>Fair</u>		\$ <u>                    </u>		\$ <u>                    </u>	
l. Activity	<u>Fair</u>					
m. 1929 Rent range	\$ <u>20 - 60</u>	<u>100%</u>	\$ <u>                    </u>	<u>100%</u>	\$ <u>                    </u>	<u>100%</u>
n. 1938 Rent range	\$ <u>25 - 75</u>	<u>100</u>	\$ <u>                    </u>	<u>                    </u> %	\$ <u>                    </u>	<u>                    </u> %
o. 1938 Rent range	\$ <u>25 - 75</u>	<u>100</u>	\$ <u>                    </u>	<u>                    </u> %	\$ <u>                    </u>	<u>                    </u> %
p. Rental demand	\$ <u>Fair</u>		\$ <u>                    </u>		\$ <u>                    </u>	
q. Activity	<u>Fair</u>					

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

5. CLARIFYING REMARKS: This section, particularly along the Bay and East of Brickell, is still quite desirable property, and some of the older residents of the City maintain their homes there. That portion west of Brickell is developed with small one-story frame homes in the majority of cases, and its desirability is rapidly depreciating. Some of the finer homes are now being used for tourist homes, tea rooms and boarding houses.

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



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Zoned for residences. Moderately restricted.  
Close to adequate bus transportation.
- c. Detrimental Influences. Distance from schools and community shopping centers.
- d. Percentage of land improved 18 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Clerks, mechanics

- a. Occupation & small merchants; b. Estimated annual family income \$1,200-3,000
- c. Foreign-born families None %; None predominating; d. Negro None %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type	_____		_____		_____	
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	\$ _____		\$ _____		\$ _____	
l. Activity	_____		_____		_____	
m. 1929 Rent range	\$ _____	100%	\$ _____	100%	\$ _____	100%
n. Rent range	\$ _____	%	\$ _____	%	\$ _____	%
o. Rent range	\$ _____	%	\$ _____	%	\$ _____	%
p. Rental demand	\$ _____		\$ _____		\$ _____	
q. Activity	_____		_____		_____	

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

5. CLARIFYING REMARKS: This area has had some new construction of small bungalows during the last 3 years, houses being built by a local builder for speculative purposes. The builder has been fairly successful in disposing of these houses, and the community is desirable for home seekers of moderate means.

6. NAME AND LOCATION Silver Bluff Estates and King's Park, Miami, Florida SECURITY GRADE C AREA NO. 15



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to good bus transportation
- c. Detrimental Influences. Variety of type of construction and architectural design. Close to Negro segregation, and lack of proper restrictions and zoning.
- d. Percentage of land improved 18 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Mechanics, laborers

- a. Occupation & small merchants; b. Estimated annual family income \$1,000-2,500
- c. Foreign-born families 20 %; Cubans predominating; d. Negro None %
- e. Infiltration of Cubans; f. Relief families Few
- g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static Yes

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	<u>1 story</u>					
b. Construction	<u>Frame</u>					
c. Average Age	<u>6-18 Years</u>		<u>Years</u>		<u>Years</u>	
d. Repair	<u>Fair</u>					
e. Occupancy	<u>80</u> %		<u>%</u>		<u>%</u>	
f. Home ownership	<u>30</u> %		<u>%</u>		<u>%</u>	
g. Constructed past yr.	<u>None</u>					
h. 1929 Price range	<u>\$1,500-2,500</u>	<u>100%</u>	\$	<u>100%</u>	\$	<u>100%</u>
i. 1935 Price range	<u>\$1,750-3,000</u>	<u>119%</u>	\$	<u>%</u>	\$	<u>%</u>
j. 1938 Price range	<u>\$1,750-3,000</u>	<u>119%</u>	\$	<u>%</u>	\$	<u>%</u>
k. Sales demand	<u>\$ Fair</u>		\$		\$	
l. Activity	<u>Fair</u>					
m. 1929 Rent range	<u>\$15 - 30</u>	<u>100%</u>	\$	<u>100%</u>	\$	<u>100%</u>
n. 1935 Rent range	<u>\$20 - 35</u>	<u>126%</u>	\$	<u>%</u>	\$	<u>%</u>
o. 1938 Rent range	<u>\$20 - 35</u>	<u>%</u>	\$	<u>%</u>	\$	<u>%</u>
p. Rental demand	<u>\$ Fair</u>		\$		\$	
q. Activity	<u>Fair</u>					

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

5. CLARIFYING REMARKS:

Older portion of Coconut

6. NAME AND LOCATION Grove, Miami, Florida SECURITY GRADE C AREA NO. 16



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to good transportation. Zoned for residences and moderately restricted.
- c. Detrimental Influences. Close to Negro segregation.
- d. Percentage of land improved 18%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:

- Small merchants and  
a. Occupation skilled mechanics; b. Estimated annual family income \$ 1,500-3,000
- c. Foreign-born families None%; None predominating; d. Negro None;    %
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing    ; static

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	1 & 2 sty singles					
b. Construction	C B S.					
c. Average Age	6-18 Years		Years		Years	
d. Repair	Fair					
e. Occupancy	100 %		%		%	
f. Home ownership	40 %		%		%	
g. Constructed past yr.	None					
h. 1929 Price range	\$ 3,000-6,000	100%	\$	100%	\$	100%
i. 1935 Price range	\$ 4,000-7,000	125%	\$	%	\$	%
j. 1938 Price range	\$ 4,000-7,000	125%	\$	%	\$	%
k. Sales demand	\$ Fair		\$		\$	
l. Activity	Fair					
m. 1929 Rent range	\$ 20 - 40	100%	\$	100%	\$	100%
n. 1935 Rent range	\$ 25 - 50	125%	\$	%	\$	%
o. 1938 Rent range	\$ 25 - 50	125%	\$	%	\$	%
p. Rental demand	\$ Fair		\$		\$	
q. Activity	Fair					

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

5. CLARIFYING REMARKS:



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level

b. Favorable Influences. Close to good transportation and community shopping centers and schools.

c. Detrimental Influences. Lack of price restriction in building.

d. Percentage of land improved 25%; e. Trend of desirability next 10-15 yrs. Stati

2. INHABITANTS: Small merchants, skilled mechanics, & clerks; b. Estimated annual family income \$ 1,500-3,00

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

e. Infiltration of Cubans; f. Relief families None

g. Population is increasing slowly; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	100%	OTHER TYPE	_____%	OTHER TYPE	_____%
a. Type	<u>1 &amp; 2 sty singles</u>					
b. Construction	<u>Frame &amp; C B S</u>					
c. Average Age	<u>6-18</u> Years		<u>_____</u> Years		<u>_____</u> Years	
d. Repair	<u>Fair</u>					
e. Occupancy	<u>100</u> %		<u>_____</u> %		<u>_____</u> %	
f. Home ownership	<u>40</u> %		<u>_____</u> %		<u>_____</u> %	
g. Constructed past yr.	<u>None</u>					
h. 1929 Price range	\$ <u>2,500-4,000</u>	<u>100</u> %	\$ <u>_____</u>	<u>100</u> %	\$ <u>_____</u>	<u>100</u> %
i. 1935 Price range	\$ <u>3,000-5,500</u>	<u>138</u> %	\$ <u>_____</u>	<u>_____</u> %	\$ <u>_____</u>	<u>_____</u> %
j. 1938 Price range	\$ <u>3,000-5,500</u>	<u>138</u> %	\$ <u>_____</u>	<u>_____</u> %	\$ <u>_____</u>	<u>_____</u> %
k. Sales demand	\$ <u>Fair</u>		\$ <u>_____</u>		\$ <u>_____</u>	
l. Activity	<u>Fair</u>					
m. 1929 Rent range	\$ <u>25 - 40</u>	<u>100</u> %	\$ <u>_____</u>	<u>100</u> %	\$ <u>_____</u>	<u>100</u> %
n. 1935 Rent range	\$ <u>30 - 50</u>	<u>123</u> %	\$ <u>_____</u>	<u>_____</u> %	\$ <u>_____</u>	<u>_____</u> %
o. 1938 Rent range	\$ <u>30 - 50</u>	<u>123</u> %	\$ <u>_____</u>	<u>_____</u> %	\$ <u>_____</u>	<u>_____</u> %
p. Rental demand	\$ <u>Fair</u>		\$ <u>_____</u>		\$ <u>_____</u>	
q. Activity	<u>Fair</u>					

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

5. CLARIFYING REMARKS: This section is varying in its type of construction. It is close to some poor "D" areas on the West, abuts some fairly good "B" areas on the East.

6. NAME AND LOCATION Area lying West of Shenandoah, Miami, Florida SECURITY GRADE C AREA NO. 18



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to the community shopping centers of Coral Gables. Close to good transportation and schools.
- c. Detrimental Influences. Tourist and trailer camps in the area, particularly along the South side of Southwest 8th Street.
- d. Percentage of land improved 18%; e. Trend of desirability next 10-15 yrs. Stati

2. INHABITANTS:

- Clerks, mechanics & small merchants
- a. Occupation small merchants; b. Estimated annual family income \$ 1,200-2,50
- c. Foreign-born families None%; None predominating; d. Negro None%
- e. Infiltration of None; f. Relief families None
- g. Population is increasing slowly; decreasing           ; static

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

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

5. CLARIFYING REMARKS:

In this section practically all the improvements have been of recent origin, having been made in the last 2 or 3 years. They consist of 1-family C B S bungalows and about 50% have been built by individuals for home ownership, and the other 50% by speculative builders. The majority of the houses are occupied.

6. NAME AND LOCATION Tamiami Trail Park, Tamiami Groves and Granada Groves, not in an incorporated community SECURITY GRADE C AREA NO. 19



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level and flat
- b. Favorable Influences. Close to occupant source of employment, schools, churches and Hialeah business center.
- c. Detrimental Influences. Distance from center of city, inadequate zoning and restrictions, proximity of Hialeah Race Track, Seaboard Railroad shops, and Municipal Airport. Lack of pride of home ownership.
- d. Percentage of land improved 15 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS: Clerks, skilled mechanics

- a. Occupation and laborers; b. Estimated annual family income \$800-2,000
- c. Foreign-born families None %; None predominating; d. Negro None %
- e. Infiltration of None; f. Relief families Few
- g. Population is increasing       ; decreasing       ; static Yes

3. BUILDINGS:

	<u>PREDOMINATING</u>	<u>      </u> %	<u>OTHER TYPE</u>	<u>      </u> %	<u>OTHER TYPE</u>	<u>      </u> %
a. Type	<u>      </u>		<u>      </u>		<u>      </u>	
b. Construction	<u>      </u>		<u>      </u>		<u>      </u>	
c. Average Age	<u>      </u> Years		<u>      </u> Years		<u>      </u> Years	
d. Repair	<u>      </u>		<u>      </u>		<u>      </u>	
e. Occupancy	<u>      </u> %		<u>      </u> %		<u>      </u> %	
f. Home ownership	<u>      </u> %		<u>      </u> %		<u>      </u> %	
g. Constructed past yr.	<u>      </u>		<u>      </u>		<u>      </u>	
h. 1929 Price range	\$ <u>      </u>	<u>100</u> %	\$ <u>      </u>	<u>100</u> %	\$ <u>      </u>	<u>100</u> %
i. Price range	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %
j. Price range	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %
k. Sales demand	\$ <u>      </u>		\$ <u>      </u>		\$ <u>      </u>	
l. Activity	<u>      </u>		<u>      </u>		<u>      </u>	
m. 1929 Rent range	\$ <u>      </u>	<u>100</u> %	\$ <u>      </u>	<u>100</u> %	\$ <u>      </u>	<u>100</u> %
n. Rent range	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %
o. Rent range	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %	\$ <u>      </u>	<u>      </u> %
p. Rental demand	\$ <u>      </u>		\$ <u>      </u>		\$ <u>      </u>	
q. Activity	<u>      </u>		<u>      </u>		<u>      </u>	

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

5. CLARIFYING REMARKS:

This is sparsely developed outlying territory, the Southern portion of which is improved with a few 2-story houses worth about \$4,000, while the Northern portion is improved with 1-story singles ranging in value from \$1,000 to \$2,500. The area has witnessed practically no new residential construction since the depression.

6. NAME AND LOCATION Southeastern portion of Hialeah, Florida SECURITY GRADE C AREA NO 20



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level and flat
- b. Favorable Influences. Location of Naval Reserve unit in area
- c. Detrimental Influences. Sparsely developed. Distance from center of City.  
Lack of pride in home ownership. Distance from community  
business centers, schools, churches and recreational  
centers. Inadequate zoning and restrictions.
- d. Percentage of land improved 4 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS: Clerks, skilled mechanics

- a. Occupation and laborers; b. Estimated annual family income \$ 800-2,000
- 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

3. BUILDINGS:

	<u>PREDOMINATING</u>	<u>OTHER TYPE</u>	<u>OTHER TYPE</u>
	_____ %	_____ %	_____ %
a. Type	_____	_____	_____
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	\$ _____	\$ _____	\$ _____
l. Activity	_____	_____	_____
m. 1929 Rent range	\$ _____ 100%	\$ _____ 100%	\$ _____ 100%
n. Rent range	\$ _____ %	\$ _____ %	\$ _____ %
o. Rent range	\$ _____ %	\$ _____ %	\$ _____ %
p. Rental demand	\$ _____	\$ _____	\$ _____
q. Activity	_____	_____	_____

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None

5. CLARIFYING REMARKS: This is unsuccessful boom-time development containing about  
40 or 50 1-story houses (5-6 rooms), ranging in value from  
\$1500 to \$3500, and is a rental rather than a home owned  
area.

6. NAME AND LOCATION Northwestern portion of  
Opalocka, Florida SECURITY GRADE C AREA NO. 21



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level

b. Favorable Influences. None

c. Detrimental Influences. Sparsely settled, close to Biscayne Kennel Club.  
Unrestricted. No streets, no sidewalks, no utilities.

d. Percentage of land improved 5 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:

a. Occupation Laborers, mechanics ; b. Estimated annual family income \$ 500-1,000

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

e. Infiltration of None ; f. Relief families Many

g. Population is increasing ; decreasing ; static Yes

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

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

5. CLARIFYING REMARKS: A few houses in this area are 1-story frame construction of poor quality, ranging in price from \$500 to \$1,000, with a rental range from \$5 to \$12. This is a most undesirable area.

6. NAME AND LOCATION Area immediately West of Western portion of Miami Shores, in an unincorporated community SECURITY GRADE D AREA NO. 1



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to shopping center
- c. Detrimental Influences. Lack of adequate restrictions. Poor type and design of homes of inferior class.
- d. Percentage of land improved 10 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Laborers and unskilled

- a. Occupation mechanics; b. Estimated annual family income \$ 800-1,500
- c. Foreign-born families 15 %; Cubans predominating; d. Negro None ;      %
- e. Infiltration of Cubans; f. Relief families Many
- g. Population is increasing slowly; decreasing     ; static

3. BUILDINGS:

	<u>PREDOMINATING</u>	<u>    </u> %	<u>OTHER TYPE</u>	<u>    </u> %	<u>OTHER TYPE</u>	<u>    </u> %
a. Type	<u>    </u>		<u>    </u>		<u>    </u>	
b. Construction	<u>    </u>		<u>    </u>		<u>    </u>	
c. Average Age	<u>    </u> Years		<u>    </u> Years		<u>    </u> Years	
d. Repair	<u>    </u>		<u>    </u>		<u>    </u>	
e. Occupancy	<u>    </u> %		<u>    </u> %		<u>    </u> %	
f. Home ownership	<u>    </u> %		<u>    </u> %		<u>    </u> %	
g. Constructed past yr.	<u>    </u>		<u>    </u>		<u>    </u>	
h. 1929 Price range	\$ <u>    </u>	<u>100%</u>	\$ <u>    </u>	<u>100%</u>	\$ <u>    </u>	<u>100%</u>
i. Price range	\$ <u>    </u>	<u>    </u> %	\$ <u>    </u>	<u>    </u> %	\$ <u>    </u>	<u>    </u> %
j. Price range	\$ <u>    </u>	<u>    </u> %	\$ <u>    </u>	<u>    </u> %	\$ <u>    </u>	<u>    </u> %
k. Sales demand	\$ <u>    </u>		\$ <u>    </u>		\$ <u>    </u>	
l. Activity	<u>    </u>		<u>    </u>		<u>    </u>	
m. 1929 Rent range	\$ <u>    </u>	<u>100%</u>	\$ <u>    </u>	<u>100%</u>	\$ <u>    </u>	<u>100%</u>
n. Rent range	\$ <u>    </u>	<u>    </u> %	\$ <u>    </u>	<u>    </u> %	\$ <u>    </u>	<u>    </u> %
o. Rent range	\$ <u>    </u>	<u>    </u> %	\$ <u>    </u>	<u>    </u> %	\$ <u>    </u>	<u>    </u> %
p. Rental demand	\$ <u>    </u>		\$ <u>    </u>		\$ <u>    </u>	
q. Activity	<u>    </u>		<u>    </u>		<u>    </u>	

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

5. CLARIFYING REMARKS:

The Eastern portion of this area is well built up, that is that portion East of 7th Avenue. Most of the remaining part of the area contains few houses, the majority of which are small undesirable frame cottages, ranging in price from \$700 to \$1200 and renting from \$5 to \$15 per month. There have been a few new houses of this type constructed in the last few years.

6. NAME AND LOCATION Little River Section North and South of 79th St., from N.E. 4th Ave. to N.W. 24th Ave. Only extreme Southeastern portion in City of Miami, remainder in unincorporated area. SECURITY GRADE D AREA NO. 2



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:
- a. Description of Terrain. Level
- b. Favorable Influences. Close to school, bus transportation and community shopping center.
- c. Detrimental Influences. None from Negro standpoint.
- d. Percentage of land improved 60 %; e. Trend of desirability next 10-15 yrs. Static
2. INHABITANTS: Porters, servants
- a. Occupation and laborers; b. Estimated annual family income \$ 300-800
- c. Foreign-born families None; None predominating; d. Negro Yes; 100 %
- e. Infiltration of None; f. Relief families Many
- g. Population is increasing rapidly; decreasing                     ; static
3. BUILDINGS:
- |                         | <u>PREDOMINATING</u> | <u>75</u> %  | <u>OTHER TYPE</u>                 | <u>25</u> %                   | <u>OTHER TYPE</u>                 | <u>                    </u> % |
|-------------------------|----------------------|--------------|-----------------------------------|-------------------------------|-----------------------------------|-------------------------------|
| a. Type                 | <u>1 story</u>       |              | <u>*</u>                          |                               |                                   |                               |
| b. Construction         | <u>Frame</u>         |              | <u>*</u>                          |                               |                                   |                               |
| c. Average Age          | <u>10-15 Years</u>   |              | <u>                    </u> Years |                               | <u>                    </u> Years |                               |
| d. Repair               | <u>Poor</u>          |              | <u>*</u>                          |                               |                                   |                               |
| e. Occupancy            | <u>80</u> %          |              | <u>*</u> %                        |                               |                                   | <u>                    </u> % |
| f. Home ownership       | <u>30</u> %          |              | <u>*</u> %                        |                               |                                   | <u>                    </u> % |
| g. Constructed past yr. | <u>None</u>          |              | <u>*</u>                          |                               |                                   |                               |
| h. 1929 Price range     | <u>\$ 400 to 800</u> | <u>100</u> % | <u>\$ *</u>                       | <u>100</u> %                  | <u>\$</u>                         | <u>100</u> %                  |
| i. 1935 Price range     | <u>\$ 500 to 900</u> | <u>119</u> % | <u>\$ *</u>                       | <u>                    </u> % | <u>\$</u>                         | <u>                    </u> % |
| j. 1938 Price range     | <u>\$ 500 to 900</u> | <u>119</u> % | <u>\$ *</u>                       | <u>                    </u> % | <u>\$</u>                         | <u>                    </u> % |
| k. Sales demand         | <u>\$ Poor</u>       |              | <u>\$ *</u>                       |                               | <u>\$</u>                         |                               |
| l. Activity             | <u>Poor</u>          |              | <u>*</u>                          |                               |                                   |                               |
| m. 1929 Rent range      | <u>\$ 5 - 8</u>      | <u>100</u> % | <u>\$ *</u>                       | <u>100</u> %                  | <u>\$</u>                         | <u>100</u> %                  |
| n. 1935 Rent range      | <u>\$ 5 - 8</u>      | <u>100</u> % | <u>\$ *</u>                       | <u>                    </u> % | <u>\$</u>                         | <u>                    </u> % |
| o. 1938 Rent range      | <u>\$ 5 - 8</u>      | <u>100</u> % | <u>\$ *</u>                       | <u>                    </u> % | <u>\$</u>                         | <u>                    </u> % |
| p. Rental demand        | <u>\$ Poor</u>       |              | <u>\$ *</u>                       |                               | <u>\$</u>                         |                               |
| q. Activity             | <u>Poor</u>          |              | <u>*</u>                          |                               |                                   |                               |
4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None
5. CLARIFYING REMARKS: \* \$1,000,000 low cost negro housing project now supervised by United States housing authority is located in this area. It contains 243 units consisting principally of 2, 3, 4 and 5 room apartments, which rent for \$1.24 per room per week including water, but not light or fuel for cooking. The project at present is 96% occupied; the 4% vacancy being due principally to seasonal influence plus the further fact that most of the vacancy is in the largest type unit.
6. NAME AND LOCATION Liberty City, Miami, Florida SECURITY GRADE D AREA NO. 3



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

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 improved 30 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Clerks, small merchants,

a. Occupation mechanics & laborers ; b. Estimated annual family income \$ 1,500-4,000

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

e. Infiltration of Cubans ; f. Relief families Few

g. Population is increasing slowly ; decreasing ; static

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	1 & 2 story					
b. Construction	Frame & C B S					
c. Average Age	1-15 Years		Years		Years	
d. Repair	Fair					
e. Occupancy	80 %		%		%	
f. Home ownership	40 %		%		%	
g. Constructed past yr.	30 (\$4,000-6,000)					
h. 1929 Price range	\$ 1,200-2,900	100%	\$	100%	\$	100%
i. 1935 Price range	\$ 1,500-6,000	164%	\$	%	\$	%
j. 1938 Price range	\$ 1,500-6,000	164%	\$	%	\$	%
k. Sales demand	\$ Fair to slow		\$		\$	
l. Activity	Fair to slow					
m. 1929 Rent range	\$ 15 - 55	100%	\$	100%	\$	100%
n. 1935 Rent range	\$ 15 - 65	109%	\$	%	\$	%
o. 1938 Rent range	\$ 15 - 65	109%	\$	%	\$	%
p. Rental demand	\$ Fair		\$		\$	
q. Activity	Fair					

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

5. CLARIFYING REMARKS:



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. None
- c. Detrimental Influences. Lack of zoning restrictions, transportation, schools, stores, churches. Close to dump and Negro area.
- d. Percentage of land improved 10 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:

- Farmer, cowhand,  
a. Occupation laborer, mechanic; b. Estimated annual family income \$ 500-1,500
- c. Foreign-born families None; None predominating; d. Negro None;     %
- e. Infiltration of None; f. Relief families Many
- g. Population is increasing slowly; decreasing    ; static

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None

5. CLARIFYING REMARKS: This is a sparsely settled outlying area, wherein is located many small truck gardens growing winter vegetables and flowers. It is a typical rural community in every respect.



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to good transportation and community shopping centers.
- c. Detrimental Influences. Lack of adequate zoning restrictions in majority of the area, poorly improved streets, lack of utilities.
- d. Percentage of land improved 25 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Clerks, mechanics, small merchants, a few professional men
- a. Occupation small merchants, a few professional men; b. Estimated annual family income \$ 1,000-3,500
- c. Foreign-born families 10 %; Cubans predominating; d. Negro None %
- e. Infiltration of Cubans; f. Relief families Few
- g. Population is increasing slowly; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	80 %	OTHER TYPE	20 %	OTHER TYPE	%
a. Type	<u>1 story</u>		<u>1 &amp; 2 story singles</u>			
b. Construction	<u>C B S &amp; Frame</u>		<u>C B S &amp; Frame</u>			
c. Average Age	<u>6 - 15</u> Years		<u>1 - 3</u> Years			
d. Repair	<u>Fair</u>		<u>Good</u>			
e. Occupancy	<u>80</u> %		<u>80</u> %			
f. Home ownership	<u>35</u> %		<u>40</u> %			
g. Constructed past yr.	<u>None</u>		<u>40 (\$2,500-4,500)</u>			
h. 1929 Price range	<u>\$ 1,000-6,000</u>	<u>100</u> %	<u>\$ 2,000-3,500</u>	<u>100</u> %	<u>\$</u>	<u>100</u> %
i. 1935 Price range	<u>\$1,500-7,000</u>	<u>133</u> %	<u>\$ 3,000-5,000</u>	<u>147</u> %	<u>\$</u>	<u></u> %
j. 1938 Price range	<u>\$1,500-7,000</u>	<u>133</u> %	<u>\$ 3,000-5,000</u>	<u>147</u> %	<u>\$</u>	<u></u> %
k. Sales demand	<u>\$ Fair</u>		<u>\$ Fair</u>		<u>\$</u>	
l. Activity	<u>Fair</u>		<u>Fair</u>			
m. 1929 Rent range	<u>\$ 12 - 35</u>	<u>100</u> %	<u>\$ 15 - 35</u>	<u>100</u> %	<u>\$</u>	<u>100</u> %
n. 1935 Rent range	<u>\$ 15 - 45</u>	<u>127</u> %	<u>\$ 20 - 45</u>	<u>131</u> %	<u>\$</u>	<u></u> %
o. 1938 Rent range	<u>\$ 15 - 45</u>	<u>127</u> %	<u>\$ 20 - 45</u>	<u>131</u> %	<u>\$</u>	<u></u> %
p. Rental demand	<u>\$ Fair</u>		<u>\$ Fair</u>		<u>\$</u>	
q. Activity	<u>Fair</u>		<u>Fair</u>			

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

5. CLARIFYING REMARKS:

Majority in Northwest portion  
of City of Miami, Florida

6. NAME AND LOCATION Majority in Northwest portion of City of Miami, Florida SECURITY GRADE D AREA NO. 6



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to schools, churches and shopping centers
- c. Detrimental Influences. None from Negro standpoint

d. Percentage of land improved 95%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Porters, maids, laborers.

- a. Occupation and servants; b. Estimated annual family income \$ 400-2,500
- c. Foreign-born families None%; None predominating; d. Negro Yes, 10%
- e. Infiltration of None; f. Relief families Few
- g. Population is increasing moderately decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	<u>100</u> %	OTHER TYPE	____%	OTHER TYPE	____%
a. Type	<u>1 &amp; 2 sty singles</u>					
b. Construction	<u>Frame</u>					
c. Average Age	<u>6-20</u> Years		____	Years	____	Years
d. Repair	<u>Poor</u>					
e. Occupancy	<u>100</u> %		____%		____%	
f. Home ownership	<u>30</u> %		____%		____%	
g. Constructed past yr.	<u>None</u>					
h. 1929 Price range	\$ <u>800-2,000</u>	<u>100</u> %	\$ _____	<u>100</u> %	\$ _____	<u>100</u> %
i. 1935 Price range	\$ <u>1,000-2,500</u>	<u>125</u> %	\$ _____	____%	\$ _____	____%
j. 1938 Price range	\$ <u>1,000-2,500</u>	<u>125</u> %	\$ _____	____%	\$ _____	____%
k. Sales demand	\$ <u>Good</u>		\$ _____		\$ _____	
l. Activity	<u>Good</u>					
m. 1929 Rent range	\$ <u>12 - 40</u>	<u>100</u> %	\$ _____	<u>100</u> %	\$ _____	<u>100</u> %
n. 1935 Rent range	\$ <u>12 - 40</u>	<u>100</u> %	\$ _____	____%	\$ _____	____%
o. 1938 Rent range	\$ <u>12 - 40</u>	<u>100</u> %	\$ _____	____%	\$ _____	____%
p. Rental demand	\$ <u>Good</u>		\$ _____		\$ _____	
q. Activity	<u>Good</u>					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None

5. CLARIFYING REMARKS:

This is the downtown Negro area, practically 100% built up, repairs in poor condition, many of the houses should be condemned and destroyed.

6. NAME AND LOCATION Downtown Northwest Section,  
Negro Area, Miami, Florida SECURITY GRADE D AREA NO. 7



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to transportation and stores
- c. Detrimental Influences. None from Negro standpoint
- d. Percentage of land improved 40 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Laborers, servants and

- a. Occupation porters; b. Estimated annual family income \$ 400-700
- c. Foreign-born families None%; None predominating; d. Negro Yes; 1%
- e. Infiltration of None; f. Relief families Few
- g. Population is increasing Yes; decreasing Yes; static Yes

3. BUILDINGS:

	PREDOMINATING	100%	OTHER TYPE	%	OTHER TYPE	%
a. Type	<u>1 story singles</u>					
b. Construction	<u>Frame</u>					
c. Average Age	<u>15</u> Years		<u>Years</u>		<u>Years</u>	
d. Repair	<u>Poor</u>					
e. Occupancy	<u>100</u> %		<u>%</u>		<u>%</u>	
f. Home ownership	<u>25</u> %		<u>%</u>		<u>%</u>	
g. Constructed past yr.	<u>None</u>					
h. 1929 Price range	\$ <u>800-1,200</u>	<u>100%</u>	\$ <u>100%</u>		\$ <u>100%</u>	
i. 1935 Price range	\$ <u>1000-1,500</u>	<u>12%</u>	\$ <u>%</u>		\$ <u>%</u>	
j. 1938 Price range	\$ <u>1000-1,500</u>	<u>12%</u>	\$ <u>%</u>		\$ <u>%</u>	
k. Sales demand	\$ <u>Good</u>		\$ <u></u>		\$ <u></u>	
l. Activity	<u>Good</u>					
m. 1929 Rent range	\$ <u>12 - 15</u>	<u>100%</u>	\$ <u>100%</u>		\$ <u>100%</u>	
n. 1935 Rent range	\$ <u>12 - 15</u>	<u>100%</u>	\$ <u>%</u>		\$ <u>%</u>	
o. 1938 Rent range	\$ <u>12 - 15</u>	<u>100%</u>	\$ <u>%</u>		\$ <u>%</u>	
p. Rental demand	\$ <u>Fair</u>		\$ <u></u>		\$ <u></u>	
q. Activity	<u>Fair</u>					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None

5. CLARIFYING REMARKS: This is a small Southwest downtown Negro area.

6. NAME AND LOCATION Negro area South of 8th Street  
between 4th & 8th Avenue, SECURITY GRADE D AREA NO. 8  
Miami, Florida



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level

b. Favorable Influences. Close to schools, churches, shopping centers, bus transportation

c. Detrimental Influences. None from Negro standpoint

d. Percentage of land improved 50 %; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS: Porters, servants

a. Occupation & laborers; b. Estimated annual family income \$ 400-800

c. Foreign-born families None%; None predominating; d. Negro Yes; 90 %

e. Infiltration of None; f. Relief families Many

g. Population is increasing slowly; decreasing; static

3. BUILDINGS:

	PREDOMINATING	100 %	OTHER TYPE	%	OTHER TYPE	%
a. Type	<u>1 &amp; 2 story</u>					
b. Construction	<u>Frame</u>					
c. Average Age	<u>10-20 Years</u>		<u>Years</u>		<u>Years</u>	
d. Repair	<u>Poor</u>					
e. Occupancy	<u>100</u> %		<u>%</u>		<u>%</u>	
f. Home ownership	<u>30</u> %		<u>%</u>		<u>%</u>	
g. Constructed past yr.	<u>None</u>					
h. 1929 Price range	\$ <u>800-1,800</u>	<u>100%</u>	\$	<u>100%</u>	\$	<u>100%</u>
i. 1935 Price range	\$ <u>1,000-2,000</u>	<u>118%</u>	\$	<u>%</u>	\$	<u>%</u>
j. 1938 Price range	\$ <u>1,000-2,000</u>	<u>118%</u>	\$	<u>%</u>	\$	<u>%</u>
k. Sales demand	\$ <u>Fair</u>		\$		\$	
l. Activity	<u>Fair</u>					
m. 1929 Rent range	\$ <u>8 - 15</u>	<u>100%</u>	\$	<u>100%</u>	\$	<u>100%</u>
n. 1935 Rent range	\$ <u>10 - 20</u>	<u>129%</u>	\$	<u>%</u>	\$	<u>%</u>
o. 1938 Rent range	\$ <u>10 - 20</u>	<u>129%</u>	\$	<u>%</u>	\$	<u>%</u>
p. Rental demand	\$ <u>Fair</u>		\$		\$	
q. Activity	<u>Fair</u>					

4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase None; b. Home building None

5. CLARIFYING REMARKS:

This is the Coconut Grove Negro section of Miami.

6. NAME AND LOCATION Coconut Grove, Miami, Florida SECURITY GRADE D AREA NO. 9



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to bus transportation
- c. Detrimental Influences. Proximity to railroad. Lack of proper zoning. Poor construction and design. Distance from shopping centers.

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

2. INHABITANTS: Clerks, laborers

- a. Occupation & mechanics; b. Estimated annual family income \$ 1,000-1,800
- c. Foreign-born families 10 %; Cubans predominating; d. Negro None %
- e. Infiltration of Cubans; f. Relief families Few
- g. Population is increasing slowly; decreasing \_\_\_\_\_; static \_\_\_\_\_

3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type	_____		_____		_____	
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	\$ _____		\$ _____		\$ _____	
l. Activity	_____		_____		_____	
m. 1929 Rent range	\$ _____	100%	\$ _____	100%	\$ _____	100%
n. Rent range	\$ _____	%	\$ _____	%	\$ _____	%
o. Rent range	\$ _____	%	\$ _____	%	\$ _____	%
p. Rental demand	\$ _____		\$ _____		\$ _____	
q. Activity	_____		_____		_____	

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

5. CLARIFYING REMARKS:

This is a sparsely improved section between good areas of Miami and Coral Gables, ranging in value from \$1,500 to \$2,500, and renting from \$15 to \$30 a month.

6. NAME AND LOCATION Southwest section of Miami between 27th and 36th Avenues, Miami, Fla. SECURITY GRADE D AREA NO. 10



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level \_\_\_\_\_
- b. Favorable Influences. Close to good bus transportation, community shopping centers, schools and golf courses
- c. Detrimental Influences. Lack of zoning and building restrictions
- d. Percentage of land improved 15%; e. Trend of desirability next 10-15 yrs. Static

2. INHABITANTS:

- a. Occupation Clerks & mechanics; b. Estimated annual family income \$ 1,000-1,800
- c. Foreign-born families 10%; Cubans predominating; d. Negro None; \_\_\_\_\_%
- e. Infiltration of Cubans; f. Relief families Few
- g. Population is increasing \_\_\_\_\_; decreasing \_\_\_\_\_; static Yes

3. BUILDINGS:

	<u>PREDOMINATING</u>	_____ %	<u>OTHER TYPE</u>	_____ %	<u>OTHER TYPE</u>	_____ %
a. Type	_____		_____		_____	
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	\$ _____		\$ _____		\$ _____	
l. Activity	_____		_____		_____	
m. 1929 Rent range	\$ _____	100%	\$ _____	100%	\$ _____	100%
n. Rent range	\$ _____	_____ %	\$ _____	_____ %	\$ _____	_____ %
o. Rent range	\$ _____	_____ %	\$ _____	_____ %	\$ _____	_____ %
p. Rental demand	\$ _____		\$ _____		\$ _____	
q. Activity	_____		_____		_____	

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

5. CLARIFYING REMARKS:

This is a small area with a few 1-story frame and C B S houses, ranging from \$2,000 to \$3,500 in value, renting from \$20 to \$35.

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



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

a. Description of Terrain. Level

b. Favorable Influences. Close to good transportation, community shopping centers.

c. Detrimental Influences. Close to West Flagler Kennel Club, cemeteries, poor zoning and restrictions. Poor type and design of construction.

d. Percentage of land improved 18 %; e. Trend of desirability next 10-15 yrs. Static
2. INHABITANTS: Clerks, mechanics, small

a. Occupation merchants & truck farmers. Estimated annual family income \$ 800-1,800

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
3. BUILDINGS:

	PREDOMINATING	%	OTHER TYPE	%	OTHER TYPE	%
a. Type						
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	\$		\$		\$	
l. Activity						
m. 1929 Rent range	\$	100%	\$	100%	\$	100%
n. Rent range	\$	%	\$	%	\$	%
o. Rent range	\$	%	\$	%	\$	%
p. Rental demand	\$		\$		\$	
q. Activity						
4. AVAILABILITY OF MORTGAGE FUNDS: a. Home purchase ; b. Home building
5. CLARIFYING REMARKS: This is a sparsely settled outlying area with values running from \$1500 to \$3500, rentals from \$10 to \$35. Nothing very favorable can be said about the area.

Section lying mostly North of  
West Flagler from 32nd Ave. to



AREA DESCRIPTION - SECURITY MAP OF Metropolitan Miami

1. AREA CHARACTERISTICS:

- a. Description of Terrain. Level
- b. Favorable Influences. Close to schools, shopping centers, bus transportation
- c. Detrimental Influences. Close to Hialeah race track. Unstable grade of population. Many transients. High per capita debt. Difficulty of collecting rents.
- d. Percentage of land improved 5 %; e. Trend of desirability next 10-15 yrs. Down

2. INHABITANTS:

- a. Occupation Skilled mechanics, laborers, race track workers & gamblers; b. Estimated annual family income \$ 500-1,500
- c. Foreign-born families 5 %; mixture predominating; d. Negro None; 5 %
- e. Infiltration of mixture; f. Relief families many
- g. Population is increasing           ; decreasing           ; static Yes

3. BUILDINGS:

	<u>PREDOMINATING</u>	<u>OTHER TYPE</u>	<u>OTHER TYPE</u>
	<u>          </u> %	<u>          </u> %	<u>          </u> %
a. Type	<u>          </u>	<u>          </u>	<u>          </u>
b. Construction	<u>          </u>	<u>          </u>	<u>          </u>
c. Average Age	<u>          </u> Years	<u>          </u> Years	<u>          </u> Years
d. Repair	<u>          </u>	<u>          </u>	<u>          </u>
e. Occupancy	<u>          </u> %	<u>          </u> %	<u>          </u> %
f. Home ownership	<u>          </u> %	<u>          </u> %	<u>          </u> %
g. Constructed past yr.	<u>          </u>	<u>          </u>	<u>          </u>
h. 1929 Price range	\$ <u>          </u> 100%	\$ <u>          </u> 100%	\$ <u>          </u> 100%
i. Price range	\$ <u>          </u> %	\$ <u>          </u> %	\$ <u>          </u> %
j. Price range	\$ <u>          </u> %	\$ <u>          </u> %	\$ <u>          </u> %
k. Sales demand	\$ <u>          </u>	\$ <u>          </u>	\$ <u>          </u>
l. Activity	<u>          </u>	<u>          </u>	<u>          </u>
m. 1929 Rent range	\$ <u>          </u> 100%	\$ <u>          </u> 100%	\$ <u>          </u> 100%
n. Rent range	\$ <u>          </u> %	\$ <u>          </u> %	\$ <u>          </u> %
o. Rent range	\$ <u>          </u> %	\$ <u>          </u> %	\$ <u>          </u> %
p. Rental demand	\$ <u>          </u>	\$ <u>          </u>	\$ <u>          </u>
q. Activity	<u>          </u>	<u>          </u>	<u>          </u>

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

5. CLARIFYING REMARKS: This area surrounds Hialeah race track, which is in operation only during 60 days of the winter season. Contains a very low percentage of home ownership and as a rule the inhabitants of this area belong to the low grade white population. The majority of the houses in the area are 1-story frame and C.B.S., 4-6 room bungalows, ranging in value from \$400 to \$1,500.

6. NAME AND LOCATION Area surrounding Hialeah race Track, Hialeah, Florida SECURITY GRADE D AREA NO. 13