

BALA, CYNWYD, AND MERION

COUNTY: Montgomery

GRADE: Best.

LOCATION: North of City Line on Schuylkill Valley Division.

DESCRIPTION: Very high grade suburban development, well built up. Moderate room for expansion.

INHABITANTS: Professional - Executive - Americans.

FAVORABLE FEATURES: Close to center of town. Very nice residential section. Street car and train transportation.

DETRIMENTAL FEATURES: Jewish element on city line.

PERCENT OF LAND VACANT: Moderate.

NEW CONSTRUCTION: Three active plots for sixty houses of high class, ranging in price from \$14,500 to \$20,000.

PREDOMINANT TYPE OF STRUCTURE: One-family detached units.

PREDOMINANT AGE OF STRUCTURE: Four to thirty years.

PREDOMINANT TYPE OF CONSTRUCTION: Stone.

CONDITION OF STRUCTURES: Excellent.

	<u>VALUES</u>		<u>RENTALS</u>
HIGH:	(100%) \$7,500 - \$35,000	HIGH:	(100%) \$40.00 - \$400.00
LOW:	(60%) 4,500 - 20,000	LOW:	(50%) 30.00 - 200.00
PRESENT:	(70%) 5,250 - 22,500	PRESENT:	(65%-70%) 35.00 - 250.00
OWNER OCCUPANCY:	95%	RENTAL OCCUPANCY:	100%
PRESENT DEMAND:	7,500 - 35,000	PRESENT DEMAND:	55.00 - 175.00
SALES:	Good.		