

BROOKLINE, OAKMONT, SOUTH ARDMORE, LLANERCH

COUNTY: Delaware

GRADE: Still desirable to best.

LOCATION: An area north of the Township Road along the Westchester Pike and extending east to the Philadelphia and Western Railroad.

DESCRIPTION: A very good residential area rather well built up.

INHABITANTS: White collar class. Employees of corporations. All Americans. No colored.

FAVORABLE FEATURES: Proximity to city with good transportation. Train, bus, high speed trolley. No colored.

DETRIMENTAL FEATURES: None.

PERCENT OF LAND VACANT: A few recently opened tracts.

NEW CONSTRUCTION: Considerable. \$7,950 - \$11,000.

PREDOMINANT TYPE OF STRUCTURE: One-family predominating. Semi-detached.

PREDOMINANT AGE OF STRUCTURE: One to twenty years.

PREDOMINANT TYPE OF CONSTRUCTION: New - Brick and stone. Old - Frame.

CONDITION OF STRUCTURES: Good.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$6,000 - \$20,000	HIGH:	(100%)	\$50.00 - \$100.00
LOW:	(55%)	3,250 - 12,000	LOW:	(60%)	30.00 - 60.00
PRESENT:	(65%)	4,000 - 13,500	PRESENT:	(65%)	32.50 - 65.00
OWNER OCCUPANCY:		50%	RENTAL OCCUPANCY:		97%
PRESENT DEMAND:		Old - \$5,000-\$7,000 New - 8,000-11,000	PRESENT DEMAND:		35.00 - 55.00
SALES:		Good.			

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(Continued)

In the southeast corner of this section there is a high grade development under construction which is colored green. The balance of the area is graded blue and is separated from the above mentioned section by the Pennsylvania Golf Club.

There are two small areas along the Westchester Pike where there is a concentration of older properties which are declining in value.