

BROOKTHORPE HILLS

COUNTY: Delaware  
GRADE: Still desirable.  
LOCATION: On Westchester Pike east of Broc mall.  
DESCRIPTION: Rather new development, well planned and well built.  
INHABITANTS: Americans. Professional and executive type.  
FAVORABLE FEATURES: High grade residential section. One fare to City Line on trolley.  
DETRIMENTAL FEATURES: Not readily accessible from highway.

PERCENT OF LAND VACANT: 75%.  
NEW CONSTRUCTION: Very little.  
PREDOMINANT TYPE OF STRUCTURE: One-family units.  
PREDOMINANT AGE OF STRUCTURE: One to five and one-half years.  
PREDOMINANT TYPE OF CONSTRUCTION: Stone and brick.  
CONDITION OF STRUCTURES: Good.

	<u>VALUES</u>	<u>RENTALS</u>
HIGH:	(100%) \$8,500 - \$25,000	HIGH: (100%) Only one property ever rented - \$55 per month.
LOW:	(65%) 6,000 - 17,500	
PRESENT:	(75%) 6,500 - 20,000	
OWNER OCCUPANCY:	100%	
PRESENT DEMAND:	None for sale.	
SALES:	None.	

Two estates directly across the Westchester Pike are being developed with fair grade homes.