

ROSEMONT

COUNTY: Montgomery
GRADE: Best predominating.
LOCATION: On Main Line of Pennsylvania Railroad, west of Ardmore and east of U.S. Highway #30.
DESCRIPTION: Very high grade suburban residential section.
INHABITANTS: Americans. Executives and Professional.
FAVORABLE FEATURES: Continues as very desirable residential section, and one of the important suburban developments.
DETRIMENTAL FEATURES: None.

PERCENT OF LAND VACANT: 20%.
NEW CONSTRUCTION: Very little.
PREDOMINANT TYPE OF STRUCTURE: One-family detached units.
PREDOMINANT AGE OF STRUCTURE: Eight to twenty years.
PREDOMINANT TYPE OF CONSTRUCTION: Brick and frame.
CONDITION OF STRUCTURES: Good.

<u>VALUES</u>			<u>RENTALS</u>	
HIGH:	(100%)	\$4,500 - \$100,000	HIGH:	(100%) \$40.00 - \$250.00
LOW:	(50%-90%)	2,500 - 50,000	LOW:	(60%-80%) 24.00 - 150.00
PRESENT:	(80%-95%)	3,500 - 75,000	PRESENT:	(60%-80%) 24.00 - 150.00
OWNER OCCUPANCY:		95%	RENTAL OCCUPANCY:	98%
PRESENT DEMAND:		4,000 - 40,000	PRESENT DEMAND:	75.00 - 100.00
SALES:		Some 25,000 - 40,000		