

RYDAL - MEADOW BROOK

COUNTY: Montgomery  
GRADE: Best.  
LOCATION: North and east of Jenkintown on Philadelphia and Reading Railroad out five miles from city limits.  
DESCRIPTION: Good residential section.  
INHABITANTS: High grade Americans. Railroad executives and those of the professional type.  
FAVORABLE FEATURES: Restricted residential section. Transportation by train is good.  
DETRIMENTAL FEATURES: None.

PERCENT OF LAND VACANT: 30%.  
NEW CONSTRUCTION: About five houses, ranging in price from \$12,500 to \$18,500.  
PREDOMINANT TYPE OF STRUCTURE: One-family units.  
PREDOMINANT AGE OF STRUCTURE: One to twenty-five years.  
PREDOMINANT TYPE OF CONSTRUCTION: Stone.  
CONDITION OF STRUCTURES: Excellent.

<u>VALUES</u>			<u>RENTALS</u>		
HIGH:	(100%)	\$10,000 - \$75,000	HIGH:	(100%)	\$100.00 - \$300.00
LOW:	(80%)	8,000 - 37,500	LOW:	(80%)	80.00 - 250.00
PRESENT:	(85%)	8,500 - 65,000	PRESENT:	(90%)	90.00 - 270.00
OWNER OCCUPANCY:		90%	RENTAL OCCUPANCY:		98%
PRESENT DEMAND:		\$25,000	PRESENT DEMAND:		100.00 - 200.00
SALES:		Fair.			There were no rental units in these sections prior to 1932. Consequently they do not show normal shrinkage.