

## Chapter 2

# PROPERTIES WITH 1 TO 4 DWELLING UNITS

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Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Table with 15 columns: Subject, All mortgaged properties (Total, First mortgage only, With junior mortgage), Properties with government-insured first mortgage (FHA first mortgage, VA first mortgage), and Properties with conventional first mortgage (Total, First mortgage only, With junior mortgage). Rows include Mortgage Characteristics—Con., Year First Mortgage Made or Assumed, Method of Payment of First Mortgage, Monthly Interest and Principal Payment on First Mortgage per Dwelling Unit, Items Included in First Mortgage Payment, Current Status of First Mortgage Payments, Servicing of First Mortgage, Holder of First Mortgage, and Location of First Mortgage Holder.







Table 2.—GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	All mortgaged properties			Properties with government-insured first mortgage						Properties with conventional first mortgage			
	Total	First mortgage only	With junior mortgage	FHA first mortgage			VA first mortgage			Total	First mortgage only	With junior mortgage	
				Total	First mortgage only	With junior mortgage	Total	First mortgage only	With junior mortgage				
<b>RENTAL RECEIPTS AND EXPENSES—Con.</b>													
Real Estate Tax as Percent of Rental Receipts <sup>1</sup>													
Acquired before 1959 <sup>2</sup>	1,610,021	1,506,097	103,924	230,504	188,941	28,497	13,066	231,432	221,257	10,175	1,148,085	1,095,899	52,186
Less than 2 percent	80,528	75,753	4,775	2,808	2,808	...	...	4,776	3,738	1,038	72,944	69,207	3,737
5 to 9 percent	238,483	228,352	10,131	27,218	23,671	1,547	...	24,404	24,404	...	186,861	178,277	8,584
10 to 14 percent	375,418	348,804	26,614	83,605	66,326	14,515	2,764	39,146	39,146	...	292,667	243,352	49,315
15 to 19 percent	267,797	245,644	22,153	44,285	34,410	4,990	4,885	59,395	53,818	5,577	164,117	157,416	6,700
20 to 24 percent	186,305	170,024	16,280	27,762	25,198	1,647	917	29,585	28,318	1,267	124,958	116,550	8,408
25 to 29 percent	131,882	121,788	10,094	12,432	7,132	4,038	1,262	32,814	31,560	1,254	86,636	83,096	3,540
30 percent or more	329,610	315,733	13,877	32,394	27,996	1,759	3,239	41,312	40,274	1,038	255,904	248,063	7,841
Median.....percent..	17	17	17	15	15	...	...	19	19	...	17	17	18
Other properties.....	628,447	575,018	53,429	44,310	39,511	3,761	1,038	58,190	44,543	13,647	525,947	490,964	34,983
Real Estate Tax per Dwelling Unit													
Acquired before 1959	1,907,789	1,787,680	120,109	252,263	209,662	28,497	14,104	249,782	239,607	10,175	1,405,744	1,338,411	67,333
Less than \$50	329,537	309,803	19,733	17,349	17,349	...	...	16,299	15,261	1,038	295,889	277,194	18,695
\$50 to \$99	513,228	484,443	28,785	33,509	29,027	3,549	2,932	51,169	49,412	1,758	426,549	406,004	20,545
\$100 to \$149	410,354	381,205	29,149	77,063	62,627	10,562	3,875	61,142	56,069	5,074	272,149	262,510	9,639
\$150 to \$199	273,182	253,512	19,671	58,894	47,903	7,890	3,142	43,204	42,165	1,038	171,084	163,443	7,641
\$200 to \$249	150,282	140,918	9,364	30,855	26,987	2,952	917	30,237	28,970	1,267	89,190	84,961	4,229
\$250 to \$299	65,939	59,445	6,493	15,547	10,306	2,002	3,239	17,301	17,301	...	35,091	31,839	1,252
\$300 to \$499	120,447	115,938	4,509	16,390	14,808	1,582	...	29,297	29,297	...	74,761	71,834	2,927
\$500 or more	44,820	42,415	2,405	656	656	...	...	1,133	1,133	...	43,032	40,627	2,405
Median.....dollars..	114	113	120	148	147	...	...	147	149	...	98	98	86
Acquired 1959 and 1960 (part)	330,679	293,435	37,243	22,551	18,790	3,761	...	39,840	26,193	13,647	268,288	248,452	19,836
Real Estate Tax per \$1,000 Value													
Acquired before 1959	1,907,789	1,787,680	120,109	252,263	209,662	28,497	14,104	249,782	239,607	10,175	1,405,744	1,338,411	67,333
Less than \$5	151,679	141,310	10,369	7,380	7,380	...	...	7,361	6,323	1,038	136,937	127,607	9,330
\$5 to \$9	364,169	348,135	16,034	39,467	35,917	3,549	...	29,164	27,407	1,758	295,538	284,811	10,727
\$10 to \$14	482,719	447,023	35,696	81,383	67,729	9,852	3,802	82,290	82,250	...	319,087	297,045	22,042
\$15 to \$19	401,816	373,798	28,018	66,324	54,941	8,500	2,882	68,320	60,941	7,379	267,172	257,915	9,257
\$20 to \$24	212,650	191,230	21,420	25,731	16,772	4,778	4,181	28,921	28,921	...	157,998	145,538	12,461
\$25 to \$29	118,607	114,428	4,148	18,460	14,312	909	3,239	15,836	15,836	...	84,311	84,311	...
\$30 to \$39	94,118	89,693	4,425	12,306	11,398	908	...	9,140	9,140	...	72,672	69,155	3,517
\$40 or more	82,033	82,033	...	1,213	1,213	...	...	8,790	8,790	...	72,030	72,030	...
Median.....dollars..	15	15	15	15	15	...	...	15	15	...	14	14	13
Acquired 1959 and 1960 (part)	330,679	293,435	37,243	22,551	18,790	3,761	...	39,840	26,193	13,647	268,288	248,452	19,836

<sup>1</sup> For 2- to 4-dwelling unit properties, receipts are adjusted to exclude owner expenditures for utilities and fuel.

<sup>2</sup> Excludes properties with no rental receipts.







Table 4.—TOTAL MORTGAGE DEBT BY GOVERNMENT INSURANCE STATUS—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960

[Amount of total outstanding debt in thousands of dollars. Based on sample; see text]

Subject	Total first and junior mortgage debt on--				Subject	Total first and junior mortgage debt on--			
	Total prop- er- ties	Properties with--				Total prop- er- ties	Properties with--		
		FHA first mortgage	VA first mortgage	Conven- tional first mortgage			FHA first mortgage	VA first mortgage	Conven- tional first mortgage
Total mortgage debt on all properties... Average total mortgage debt per property.....	13,024,243 5.8	1,857,671 6.8	2,066,519 7.1	9,100,053 5.4	PROPERTY CHARACTERISTICS—Con.				
MORTGAGE CHARACTERISTICS					Year Built				
Total Mortgage Outstanding Debt					1958 and 1959.....	1,267,512	135,016	69,495	1,063,001
Less than \$2,000.....	579,616	21,525	33,249	524,842	1955 to 1957.....	1,911,640	508,677	405,595	997,368
\$2,000 to \$3,999.....	1,492,545	161,435	130,012	1,201,098	1950 to 1954.....	3,054,572	712,268	951,280	1,391,024
\$4,000 to \$5,999.....	2,004,183	281,893	292,907	1,429,383	1940 to 1949.....	2,115,022	404,990	319,603	1,390,429
\$6,000 to \$7,999.....	2,200,943	433,170	416,483	1,351,290	1930 to 1929.....	1,089,410	6,940	95,519	886,951
\$8,000 to \$9,999.....	1,858,139	333,968	389,337	1,134,834	1929 or earlier.....	3,586,087	89,780	225,027	3,271,280
\$10,000 to \$11,999.....	1,335,488	166,827	375,412	793,249	Number of Mortgages on Property				
\$12,000 to \$13,999.....	1,079,657	178,928	289,954	610,775	1 mortgage.....	11,822,567	1,529,925	1,858,688	8,433,954
\$14,000 to \$15,999.....	811,545	164,670	87,291	559,584	2 mortgages.....	1,153,386	327,746	207,831	617,809
\$16,000 to \$19,999.....	474,205	93,592	33,258	687,255	3 mortgages or more.....	48,290	...	...	48,290
\$20,000 to \$24,999.....	427,253	...	18,516	408,747	OTHER CHARACTERISTICS				
\$25,000 or more.....	420,659	21,663	...	398,996	Type of Owner				
Total Outstanding Debt as Percent of Value					Individual.....	11,406,910	1,479,343	1,971,627	7,955,940
Less than 20 percent.....	441,945	15,911	13,109	412,925	Partnership.....	261,401	49,083	3,005	209,313
20 to 29 percent.....	844,839	64,508	33,915	746,416	Financial institution.....	92,660	...	...	92,660
30 to 39 percent.....	1,386,673	151,438	113,515	1,121,720	Cooperative organization.....	22,035	22,035	...	...
40 to 49 percent.....	1,829,395	238,127	87,985	1,503,283	Real estate corporation.....	372,199	245,216	29,456	297,527
50 to 59 percent.....	2,119,645	253,043	185,056	1,681,546	Other.....	669,038	61,994	62,431	544,613
60 to 69 percent.....	1,978,783	364,286	310,467	1,304,030	Interest and Principal Payments on All Mortgages as Percent of Rental Receipts <sup>1</sup>				
70 to 79 percent.....	1,913,530	253,951	552,675	1,106,904	Acquired before 1959 and regular payments of interest and/or principal on first mortgage <sup>2</sup> .....	8,624,028	1,491,697	1,602,325	5,529,806
80 to 89 percent.....	1,437,996	363,622	433,713	660,661	Less than 20 percent.....	127,902	...	...	127,902
90 to 99 percent.....	904,014	148,285	299,786	455,943	20 to 29 percent.....	87,931	12,994	4,824	70,113
100 percent or more.....	147,423	4,500	36,298	106,625	30 to 39 percent.....	501,616	120,032	28,380	353,004
PROPERTY CHARACTERISTICS					Acquired after 1959 and regular payments of interest and/or principal on first mortgage <sup>2</sup> .....				
Property Location					Less than 20 percent.....				
Inside SMSA's.....	9,371,605	1,335,403	1,671,859	6,364,343	20 to 29 percent.....	87,931	12,994	4,824	70,113
Outside SMSA's.....	3,652,638	522,268	394,660	2,735,710	30 to 39 percent.....	501,616	120,032	28,380	353,004
Value					40 to 49 percent.....				
Less than \$5,000.....	360,737	14,561	9,750	336,426	50 to 59 percent.....	1,225,461	388,740	279,250	557,471
\$5,000 to \$7,400.....	1,084,729	109,154	172,925	802,650	60 to 69 percent.....	1,012,464	245,810	328,283	438,721
\$7,500 to \$9,900.....	1,765,762	326,988	377,114	1,061,660	70 to 79 percent.....	976,657	245,810	232,318	498,529
\$10,000 to \$12,400.....	2,142,174	339,615	516,855	1,285,704	80 to 89 percent.....	835,922	87,363	212,751	535,808
\$12,500 to \$14,900.....	1,602,111	304,998	476,393	820,720	90 to 99 percent.....	393,333	22,208	26,312	344,813
\$15,000 to \$17,400.....	1,671,036	316,078	337,029	1,017,929	100 percent or more.....	2,635,764	178,172	340,664	2,116,928
\$17,500 to \$19,900.....	781,794	127,356	64,294	590,144	Other properties.....	4,400,215	365,974	463,994	3,570,247
\$20,000 to \$24,900.....	1,297,542	211,966	37,109	1,048,467					
\$25,000 to \$34,900.....	1,080,767	85,292	75,050	920,425					
\$35,000 or more.....	1,237,591	21,663	...	1,215,928					

<sup>1</sup> For 2- to 4-dwelling unit properties, receipts are adjusted to exclude owner expenditures for utilities and fuel.

<sup>2</sup> Excludes properties with no rental receipts.



Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
<b>MORTGAGE CHARACTERISTICS—Con.</b>										
Year First Mortgage Made or Assumed										
1959 and 1960 (part).....	550,101	108,245	30,387	221,856	27,876	6,279	11,124	2,812	96,676	44,846
1958.....	357,315	89,684	12,750	117,538	34,731	6,788	8,944	1,155	81,776	3,949
1957.....	260,413	48,092	17,665	103,318	20,451	5,516	11,275	1,509	48,281	4,308
1955 and 1956.....	445,287	87,942	39,842	177,631	41,799	12,043	14,748	...	69,281	2,003
1950 to 1954.....	460,460	71,280	37,280	128,824	88,873	4,307	...	2,488	81,887	4,974
1945 to 1949.....	128,213	19,838	21,532	24,808	16,883	...	11,106	1,682	32,365	...
1940 to 1944.....	17,938	7,314	606	6,328	...	...	...	...	1,684	2,006
1939 or earlier.....	18,741	5,673	5,051	...	...	...	...	...	8,017	...
Method of Payment of First Mortgage										
Regular payments required.....	2,199,945	427,018	165,111	780,302	230,614	34,932	97,742	9,646	393,326	61,255
Interest and principal.....	2,135,851	407,130	159,845	780,302	230,614	34,932	97,742	9,646	354,386	61,255
Interest only.....	51,268	19,888	5,266	...	...	...	...	...	26,115	...
Principal only.....	12,826	...	...	...	...	...	...	...	12,826	...
No regular payments required.....	38,523	11,050	...	...	...	...	...	...	26,640	833
Monthly Interest and Principal Payment on First Mortgage per Dwelling Unit										
Regular payments of interest and/or principal.....	2,199,945	427,018	165,111	780,302	230,614	34,932	97,742	9,646	393,326	61,255
Less than \$30.....	543,393	113,862	45,374	204,644	26,835	9,150	18,672	3,418	111,528	9,912
\$30 to \$39.....	342,251	48,165	23,649	152,040	36,849	5,236	24,041	...	48,297	3,973
\$40 to \$49.....	393,033	73,918	30,599	122,374	53,444	5,092	29,127	1,509	45,863	31,108
\$50 to \$59.....	327,270	61,000	28,887	94,791	41,559	9,599	17,318	3,563	70,554	...
\$60 to \$69.....	194,065	51,984	16,360	61,503	17,764	3,856	4,869	...	33,869	3,860
\$70 to \$79.....	123,220	19,949	9,034	43,607	18,401	1,998	3,716	...	25,305	1,209
\$80 to \$89.....	67,808	8,468	3,687	26,701	4,412	...	...	1,155	16,105	7,280
\$90 to \$99.....	38,914	5,408	5,337	17,039	5,452	...	...	...	5,678	...
\$100 to \$119.....	74,419	13,194	...	27,394	11,880	...	...	...	18,039	3,913
\$120 to \$149.....	59,545	15,581	...	22,084	10,905	...	...	...	10,975	...
\$150 or more.....	26,026	15,489	2,184	8,125	3,115	...	...	...	7,113	...
Median.....dollars.....	45	47	44	43	50	...	42	...	48	45
No regular payments required.....	38,523	11,050	...	...	...	...	...	...	26,640	833
Current Status of First Mortgage Payments										
Current or ahead of schedule.....	2,013,635	404,824	154,936	713,429	227,064	27,801	92,316	8,136	357,065	28,064
Delinquent.....	186,310	22,194	10,175	66,873	3,550	7,131	5,426	1,509	36,261	33,191
No regular payments required.....	38,523	11,050	...	...	...	...	...	...	26,640	833
Servicing of First Mortgage										
By holder.....	1,801,588	412,954	105,462	773,328	93,750	32,540	15,268	6,981	310,344	50,960
By agent.....	436,880	25,114	59,649	6,974	136,864	2,392	82,474	2,664	109,622	11,128
Location of First Mortgage Holder										
Property inside SMSA.....	1,450,598	204,755	120,862	509,351	198,373	23,289	63,953	7,964	273,240	48,812
Holder in—										
Same division.....	1,237,528	196,574	84,979	485,664	84,053	22,263	51,815	6,455	260,919	44,806
Different division.....	210,064	8,181	35,883	23,687	113,165	1,026	12,138	1,509	10,469	4,006
Holder outside United States.....	3,006	...	...	...	1,155	...	...	...	1,852	...
Property outside SMSA.....	787,869	233,312	44,249	270,951	32,241	11,643	33,789	1,682	146,726	13,276
Holder in—										
Same division.....	729,918	227,388	35,241	266,887	18,950	11,643	20,626	...	139,921	9,263
Different division.....	57,951	5,924	9,009	4,064	13,291	...	13,162	1,682	6,805	4,013
Holder outside United States.....	...	...	...	...	...	...	...	...	...	...
<b>PROPERTY CHARACTERISTICS</b>										
Property Location										
Inside SMSA's.....	1,450,598	204,755	120,862	509,351	198,373	23,289	63,953	7,964	273,240	48,812
Outside SMSA's.....	787,869	233,312	44,249	270,951	32,241	11,643	33,789	1,682	146,726	13,276
Value										
Less than \$5,000.....	208,583	45,296	1,851	56,234	2,578	17,265	3,522	...	78,252	3,586
\$5,000 to \$7,400.....	388,849	76,983	8,402	163,102	17,020	8,955	21,870	...	87,494	5,022
\$7,500 to \$9,900.....	407,686	92,706	24,415	147,544	35,554	1,759	27,188	...	66,923	8,206
\$10,000 to \$12,400.....	419,845	69,966	35,122	118,624	48,444	5,580	23,748	3,390	81,769	34,407
\$12,500 to \$14,900.....	222,707	27,107	38,659	79,560	37,391	741	10,282	2,185	24,385	1,666
\$15,000 to \$17,400.....	208,978	36,224	25,790	69,601	32,924	...	6,932	...	28,309	9,201
\$17,500 to \$19,900.....	95,707	24,350	8,257	37,637	8,493	633	1,952	1,155	13,229	...
\$20,000 to \$24,900.....	123,876	26,936	13,517	54,947	13,533	...	2,248	...	12,696	...
\$25,000 to \$34,900.....	94,742	23,499	6,297	31,985	14,238	...	...	...	18,724	...
\$35,000 or more.....	67,498	15,005	2,801	21,066	20,440	...	...	...	8,185	...
Median.....dollars.....	10,700	10,100	13,300	10,500	13,300	...	9,700	...	9,200	11,000

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	Other
<b>PROPERTY CHARACTERISTICS—Con.</b>										
<b>Year Built</b>										
1958 and 1959.....	137,940	14,477	5,580	55,402	17,974	2,715	2,142	1,155	8,312	30,182
1955 to 1957.....	222,339	52,007	21,021	79,918	34,304	3,410	14,536	...	17,144	...
1950 to 1954.....	433,503	76,390	38,075	154,075	94,432	4,409	40,139	1,509	42,479	1,218
1940 to 1949.....	420,384	67,674	20,740	136,086	67,909	6,106	31,102	3,846	69,365	17,357
1930 to 1939.....	194,604	34,676	10,411	81,292	7,054	2,906	5,647	1,881	44,659	6,478
1929 or earlier.....	809,696	192,684	68,684	273,529	8,941	15,787	4,157	1,234	237,807	6,853
<b>New or Previously Occupied</b>										
New.....	585,632	121,143	49,599	197,990	106,799	8,424	33,402	2,389	31,667	34,221
Previously occupied.....	1,652,836	316,925	115,512	582,312	123,816	26,508	64,340	7,257	388,299	27,867
<b>Number of Mortgages on Property</b>										
1 mortgage.....	2,081,116	403,585	154,965	737,568	187,794	32,324	91,794	9,646	405,330	58,111
2 mortgages.....	153,705	34,483	10,146	40,126	41,781	2,608	5,948	...	14,636	3,977
3 mortgages or more.....	3,647	...	...	2,608	1,039	...	...	...	...	...
<b>ACQUISITION CHARACTERISTICS</b>										
<b>First Mortgage Loan as Percent of Purchase Price</b>										
Acquired by purchase with first mortgage made or assumed at time of purchase.....	1,532,909	250,331	121,437	483,083	207,000	24,279	97,742	4,346	324,500	20,192
Less than 40 percent.....	58,619	7,711	5,572	18,103	3,454	1,776	...	1,682	18,216	2,006
40 to 49 percent.....	105,279	37,262	1,828	21,647	16,210	...	2,032	...	17,021	2,278
50 to 59 percent.....	184,853	28,637	11,568	62,177	44,231	1,759	4,754	...	29,719	2,007
60 to 69 percent.....	249,161	47,759	13,892	101,621	38,626	1,975	2,680	...	39,622	2,987
70 to 79 percent.....	271,401	42,251	23,984	102,211	29,924	3,671	15,449	...	53,911	...
80 to 84 percent.....	123,852	9,021	11,244	32,417	21,166	1,891	11,610	...	36,503	...
85 to 89 percent.....	149,947	16,653	7,394	64,996	16,135	3,657	5,289	...	33,943	1,881
90 to 94 percent.....	143,124	29,531	17,548	25,191	18,084	1,681	17,452	2,664	28,941	2,032
95 to 99 percent.....	75,425	8,569	11,256	16,560	5,675	...	22,798	...	10,568	...
100 percent or more.....	171,250	22,939	17,151	38,161	13,495	7,870	15,678	...	55,957	...
Median.....percent..	76	71	82	74	70	...	92	...	81	...
Other properties.....	705,558	187,737	43,674	297,219	23,615	10,653	...	5,300	95,466	41,896
<b>All Mortgage Loans as Percent of Purchase Price</b>										
Acquired by purchase with first mortgage made or assumed at time of purchase.....	1,532,909	250,331	121,437	483,083	207,000	24,279	97,742	4,346	324,500	20,192
Less than 40 percent.....	47,885	6,376	3,539	16,282	1,582	1,776	...	1,682	16,648	...
40 to 49 percent.....	97,323	31,834	1,828	19,643	16,210	...	2,032	...	14,490	11,285
50 to 59 percent.....	160,636	23,999	13,146	54,656	32,621	1,759	2,882	...	29,566	2,007
60 to 69 percent.....	227,378	50,761	18,527	89,108	31,107	...	1,967	...	40,059	1,849
70 to 79 percent.....	261,244	34,768	23,984	100,910	25,460	3,671	15,506	...	56,946	...
80 to 84 percent.....	125,863	10,178	11,204	29,713	27,390	1,258	11,610	...	34,411	...
85 to 89 percent.....	169,616	20,605	5,245	74,587	23,150	3,657	6,550	...	33,943	1,881
90 to 94 percent.....	147,350	26,292	16,639	28,524	20,088	2,314	18,719	2,664	28,941	3,170
95 to 99 percent.....	97,299	12,388	13,919	24,129	11,522	1,975	22,798	...	10,568	...
100 percent or more.....	198,315	33,130	19,306	45,532	17,871	7,870	15,678	...	58,929	...
Median.....percent..	79	74	83	76	79	...	92	...	81	...
Other properties.....	705,558	187,737	43,674	297,219	23,615	10,653	...	5,300	95,466	41,896
<b>RENTAL RECEIPTS AND EXPENSES</b>										
<b>Monthly Rental Receipts per Dwelling Unit<sup>1</sup></b>										
Acquired before 1959 <sup>2</sup> .....	1,610,019	319,576	123,346	532,933	182,977	20,990	81,074	9,646	291,321	48,157
Less than \$30.....	329,560	62,576	18,157	110,121	16,759	3,323	9,495	831	101,109	7,090
\$30 to \$49.....	370,812	83,130	24,303	118,407	19,701	7,676	16,295	4,369	63,051	33,882
\$50 to \$59.....	196,592	40,479	13,642	87,295	11,296	4,048	7,055	...	29,943	2,835
\$60 to \$69.....	217,347	37,043	13,826	85,213	17,695	3,640	13,653	...	43,138	3,141
\$70 to \$79.....	158,154	22,899	9,225	51,568	32,341	633	14,489	1,509	25,492	...
\$80 to \$99.....	162,809	38,848	20,978	47,508	26,902	643	16,629	1,682	8,409	1,209
\$100 to \$119.....	86,671	18,846	13,867	14,129	26,860	1,026	3,460	...	8,483	...
\$120 to \$149.....	45,258	9,943	6,567	6,224	15,748	...	...	...	6,777	...
\$150 or more.....	42,816	5,814	2,782	12,469	15,675	...	...	1,155	4,920	...
Median.....dollars..	55	53	64	54	78	...	66	...	44	...
Other properties.....	628,449	118,491	41,765	247,369	47,638	13,943	16,668	...	128,645	13,931

<sup>1</sup> For 2- to 4-dwelling unit properties, receipts are adjusted to exclude owner expenditures for utilities and fuel.  
<sup>2</sup> Excludes properties with no rental receipts.

## Residential Finance—Rental and Vacant Properties

Table 5.—HOLDER OF FIRST MORTGAGE—MORTGAGE AND PROPERTY CHARACTERISTICS OF RENTAL AND VACANT PROPERTIES: 1960—Con.

[Number of properties. Based on sample; median not shown where base is insufficient; see text. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Total	Holder of first mortgage								Other
		Commercial bank or trust company	Mutual savings bank	Savings and loan association	Life insurance company	Mortgage company, real estate or construction company	Federal or State agency	Retirement system, welfare fund, other nonprofit organization	Individual or individual's estate	
<b>RENTAL RECEIPTS AND EXPENSES—Con.</b>										
Rental Receipts as Percent of Value <sup>1</sup>										
Acquired before 1959 <sup>2</sup> .....	1,610,019	319,576	123,346	532,933	182,977	20,990	81,074	9,646	291,321	48,157
Less than 5 percent.....	320,823	67,811	27,309	94,970	22,618	2,322	6,759	2,812	60,167	36,055
5 to 9 percent.....	778,353	155,789	61,980	252,577	107,541	4,651	54,592	4,425	132,685	4,112
10 to 14 percent.....	396,904	70,889	29,364	144,913	51,459	9,490	16,144	3,409	64,247	7,990
15 to 19 percent.....	66,070	15,575	2,912	19,453	1,359	2,524	3,580	...	20,668	...
20 to 24 percent.....	28,525	6,675	1,782	9,901	...	2,002	...	...	8,166	...
25 to 29 percent.....	8,967	...	...	6,448	...	...	...	...	2,519	...
30 to 39 percent.....	4,082	...	...	2,002	...	...	...	...	1,250	...
40 percent or more.....	6,295	2,007	...	2,669	...	...	...	...	1,618	...
Median.....percent..	8	8	8	8	8	...	8	...	8	...
Other properties.....	628,449	118,491	41,765	247,369	47,638	13,943	16,668	...	128,645	13,931
Interest and Principal Payment on First Mortgage as Percent of Rental Receipts <sup>1</sup>										
Acquired before 1959 and regular payments of interest and/or principal <sup>2</sup> .....	1,589,425	314,079	123,346	532,933	182,977	20,990	81,074	9,646	277,057	47,324
Less than 20 percent.....	44,761	15,305	7,686	6,555	...	774	...	...	14,441	...
20 to 29 percent.....	30,915	4,148	3,160	10,733	833	...	1,547	...	10,493	...
30 to 39 percent.....	105,615	16,516	19,299	33,733	13,221	...	3,970	1,254	17,623	...
40 to 49 percent.....	164,191	29,066	14,701	56,109	44,626	3,028	6,098	...	7,543	3,020
50 to 59 percent.....	204,779	32,736	16,640	56,330	48,324	1,276	23,069	4,346	20,088	1,971
60 to 69 percent.....	193,053	55,080	16,978	55,887	20,042	4,582	18,973	1,234	18,275	2,002
70 to 79 percent.....	153,099	21,501	9,302	61,748	18,634	1,759	10,368	...	28,569	1,218
80 to 89 percent.....	125,714	14,515	5,572	80,768	4,814	1,851	4,502	...	13,693	...
90 to 99 percent.....	79,716	17,142	5,577	28,059	4,354	...	2,003	...	19,614	2,967
100 percent or more.....	487,584	108,070	24,431	143,011	28,130	7,720	10,544	2,812	126,719	36,148
Median.....percent..	73	72	60	78	57	...	63	...	94	...
Other properties.....	649,043	123,988	41,765	247,369	47,638	13,943	16,668	...	142,909	14,764
Real Estate Tax as Percent of Rental Receipts <sup>1</sup>										
Acquired before 1959 <sup>2</sup> .....	1,610,019	319,576	123,346	532,933	182,977	20,990	81,074	9,646	291,321	48,157
Less than 5 percent.....	80,528	22,211	2,777	24,267	5,831	2,749	1,038	...	20,638	1,017
5 to 9 percent.....	238,483	58,528	9,112	92,634	20,230	5,429	14,174	2,164	34,180	2,031
10 to 14 percent.....	375,418	60,491	17,964	101,865	62,937	1,881	21,367	2,763	70,987	35,162
15 to 19 percent.....	267,797	51,877	13,498	102,181	27,676	3,975	15,314	1,155	45,144	6,976
20 to 24 percent.....	186,305	28,859	18,997	80,742	15,325	3,260	11,324	...	26,661	1,137
25 to 29 percent.....	131,882	34,482	21,835	26,875	16,283	1,667	5,095	...	25,645	...
30 percent or more.....	329,608	63,128	39,164	104,369	34,694	2,028	12,762	3,363	68,067	1,834
Median.....percent..	17	17	25	17	15	...	16	...	17	...
Other properties.....	628,449	118,491	41,765	247,369	47,638	13,943	16,668	...	128,645	13,931
Real Estate Tax per \$1,000 Value										
Acquired before 1959.....	1,907,789	390,350	144,027	645,998	205,899	28,654	86,618	9,646	342,725	53,873
Less than \$5.....	151,679	41,626	5,314	46,827	14,678	4,296	2,077	931	30,190	5,741
\$5 to \$9.....	364,169	93,138	13,462	104,694	40,329	...	16,179	1,234	60,711	34,423
\$10 to \$14.....	482,719	76,400	28,987	201,517	56,234	8,873	30,737	3,390	69,223	7,358
\$15 to \$19.....	401,816	101,671	28,201	121,813	44,948	3,262	14,568	2,409	79,730	5,215
\$20 to \$24.....	212,650	32,688	19,841	67,531	34,241	3,451	14,403	...	39,358	1,137
\$25 to \$29.....	118,607	18,851	23,189	49,705	4,480	643	3,667	1,682	16,389	...
\$30 to \$39.....	94,118	14,227	28,547	28,547	4,930	5,100	3,855	...	25,442	...
\$40 or more.....	82,033	11,749	13,018	25,364	6,059	3,028	1,133	...	21,682	...
Median.....dollars..	15	14	19	14	14	...	14	...	16	8
Acquired 1959 and 1960 (part).....	330,679	47,717	21,084	134,304	24,716	6,279	11,124	...	77,241	8,215

<sup>1</sup> For 2- to 4-dwelling unit properties, receipts are adjusted to exclude owner expenditures for utilities and fuel.<sup>2</sup> Excludes properties with no rental receipts.