

Real Estate Values Drop in Riot Areas

The recent riots have caused much attention, not only locally but internationally. The feelings which have been conveyed to me in relation to the real estate business have been ones of complete disgust. At one time these same people had compassion and understanding; they were willing and eager to correct the injustices imposed on our Negro population.

WE HAVE noticed a reluctance by insurance companies to insure property in the riot areas which again creates a hardship on the buyers.

THERE ARE many serious aspects to a civil uprising



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One customer said to me "The problems in the riot areas are so complex it will take years to resolve the many differences." However, it appears to me California has recognized its responsibilities and is trying to do something about it.

The effects of the riots on real estate in the neighboring areas have been disastrous. Property values have dropped considerably. This is due to the reluctance of buyers to move near an area which has portrayed such violence. Negroes and whites both do not want to subject their wives and families to the possibilities of a recurrence of the riots. You must admit that on today's real estate market where a buyer can purchase just about anywhere, why should they take a chance on future violence or a possible loss of their investment?

MOST LENDING institutions have shied away from making competitive loans, which is comparable to waving a red flag to a potential buyer and in effect saying we do not think too much of this property. Without good financing, any property is difficult to sell regardless of where it is located. Lending companies have an obligation to their depositors not to take any unnecessary risks. On today's market, which is a tight money market, lending companies can afford to be selective.

which may take years to overcome, I have only pointed out one in connection with real estate. It would appear to me that the vast majority of responsible Negroes as well as Caucasians, or any race for that matter, located within the riot zone would take steps to police their own area. By this I mean, to cooperate and support the police department, to single out the rabble rousers and let them know we will tolerate no more disturbances. Outside containment will never completely control or solve civil disobedience.

I think the question is not whether the riots were justified, but who will suffer from them. The after effect on real estate has been a serious one and it's a high price to pay for the release of some emotions or anxieties, not to mention the tearing down of better relations by responsible Negro Leaders.

Garden Checklist

1. If you haven't done so already, you should cut back your geraniums, pelargoniums and fuchsias. Loosen the soil around them, and when you see signs of new growth start feeding.
2. Plant daylilies in any good garden soil. They'll grow in sun or part shade. You can count on them for garden color in the summer's hottest weather.
3. You'll find choice chrysanthemum plants in the nursery this month. Try the low-growing, compact cushion types for summer color. They make an excellent colorful trim along the edge of a lawn or do well in pots. Chrysanthemums should have rich soil, and regular feeding and watering throughout the growing season.
4. Check now with your nurseryman on crabgrass control. Don't wait. Get into action now before the seeds germinate.
5. You'll find nurseries teeming with a color wave of azaleas in bloom. It's best to buy now when you can choose the exact shades and types of flowers you want from the hundreds available. For the most effective display in the garden, get three or five or seven of either the same variety or of different varieties whose colors harmonize and whose leaf and flower sizes are about the same. Space the plants with only about six inches between the branch tips now, and when they finally get overcrowded, you can transplant every other one.

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