AREA DESCRIPTION

Securities Map of Los Angeles County

1. POPULATION:  
   a. Increasing ___________ Rapidly ____________________ Decreasing ____________________________ Static ____________________________  
   b. Class and Occupation: Business & professional men, Jr. & Sr. executives, retired people. Income $3000-$6000 & up  
   c. Foreign Families: 0 % Nationalities: ____________  
   d. Negro: 0 %  
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:  
   a. Type and Size: 6-7 rms.  
   b. Construction: Stucco, frame, masonry  
   c. Average Age: 3 years  
   d. Repair: Good  
   e. Occupancy: 98%  
   f. Owner-occupied: 95%  
   g. 1935 Price Bracket: Not established % change $ __________ % change __________  
   h. 1937 Price Bracket: $ 6000-8000 % $ __________ % __________  
   i. 1939 Price Bracket: $ 6000-8000 % $ __________ % __________  
   j. Sales Demand: Good  
   k. Predicted Price Trend (next 6-12 months): Static  
   l. 1935 Rent Bracket: $ No record of % change $ __________ % change __________  
   m. 1937 Rent Bracket: $ rentals % $ __________ % __________  
   n. 1939 Rent Bracket: $ in this area % $ __________ % __________  
   o. Rental Demand:  
   p. Predicted Rent Trend (next 6-12 months):  

3. NEW CONSTRUCTION (past yr.): No. 75 Type & Price $6500-$8500 How Selling Readily

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC: 1  
   b. Institutions: 0

5. SALE OF HOME PROPERTIES (last yr.):  
   a. HOLC: 1  
   b. Institutions: 0

6. MORTGAGE FUNDS:  
   Ample

7. TOTAL TAX RATE PER $1000 (1932): $.51 ____________________ 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level to rolling valley between ranges of hills to north and south. No construction hazards. Land improved 50%. Deed restrictions are adequate and enforced; provide protection from racial hazards. Zoning is single family residential. Schools, churches and trading centers are fairly available. Transportation, however, is inadequate. This somewhat secluded area is a comparatively recent development which has progressed rapidly under the stimulus of well-directed promotional effort and FHA financing. Construction is standard or better. Maintenance indicates high pride of ownership. Architectural designs are excellent and population is stable and homogeneous. Lack of public transportation is area's greatest handicap. Some possibility of inconvenience from flood conditions in seasons of heavy rainfall. Distance from business centers is a deterrent. Land values are said to be out of line with supply and demand. It is thought that peak of activity has passed and, while future trend will continue upward, it will be slower but healthy and constant. The area is accorded a "low green" grade.

9. LOCATION: East Glen Oaks  
   SECURITY GRADE: 1st AREA NO. A-6 DATE: 3/25/39  
   CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.