1. POPULATION: a. Increasing Rapidly  
   b. Class and Occupation Business & professional men, retired people, Jr. executives, public officials, etc. Income $2500-$5000 & up. 
   c. Foreign Families 0 % Nationalities  
   d. Negro 0 %  
   e. Shifting or Infiltration None apparent.  

2. BUILDINGS: 
   a. Type and Size 6, 7 & 8 rooms 
   b. Construction Frame, stucco & masonry  
   c. Average Age 3 years  
   d. Repair Good  
   e. Occupancy 99%  
   f. Owner-occupied 95%  
   g. 1935 Price Bracket Very few % change $  
   h. 1937 Price Bracket $6000-10,000 % $  
   i. 1939 Price Bracket $6000-10,000 % $  
   j. Sales Demand Good  
   k. Predicted Price Trend (next 6-12 months) Static  
   l. 1935 Rent Bracket Not a % change $  
   m. 1937 Rent Bracket $rental % $  
   n. 1939 Rent Bracket $district % $  
   o. Rental Demand  
   p. Predicted Rent Trend (next 6-12 months)  

3. NEW CONSTRUCTION (past yr.) No. 125 Type & Price $6000-$10,000 How Selling Readily  

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

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC: 0  
   b. Institutions Few  

6. MORTGAGE FUNDS: Angle (FHA) 7 TOTAL TAX RATE PER $1000 (1937) $48.80 1938  

7. DESCRIPTION AND CHARACTERISTICS OF AREA: 
   Terrain: Loyal with favorable grades. No construction hazards. Land improved 60%. Good restrictions provide for architectural supervision and protect against subversive racial hazards. Conveniences are all readily available. This is a recent subdivision which has grown very rapidly in the past few years under the stimulus of promotional effort and FHA Title II financing. While owner occupancy is very high, indications are that in most cases equities are low, which has a decided bearing upon the economic stability of the area. Construction and maintenance are of excellent character. Architectural designs are attractive and population is homogeneous. Improvements are noticeably larger and more imposing on Orange Grove Ave. and Mountain St. This, however, does not affect the harmonious appearance of the area. Indications are that development of the area will progress along the established pattern and it is therefore accorded a "low green" grade.  

9. LOCATION Pasadena SECURITY GRADE 1st - AREA NO. A-11 DATE 4/14/39