AREA DESCRIPTION

1. POPULATION:  
   a. Increasing: Rapidly  
   b. Class and Occupation: Business & professional men, public officials, Jr. executives, and white collar workers. Income $1800-$5000  
   c. Foreign Families: 0%  
   d. Negro: 0%  
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:  
   a. Type and Size  
      - 5 & 6 rooms  
   b. Construction  
      - Frame & stucco  
   c. Average Age  
      - 2 years  
   d. Repair  
      - Good  
   e. Occupancy  
      - 98%  
   f. Owner-occupied  
      - 90% since 1935  
   g. 1935 Price Bracket  
      - $5000-$7500  
   h. 1937 Price Bracket  
      - $5000-$7500  
   i. 1939 Price Bracket  
      - $5000-$7500  
   j. Sales Demand  
      - Good  
   k. Predicted Price Trend (next 6-12 months)  
      - Static  
   l. 1935 Rent Bracket  
      - $500-$750  
   m. 1937 Rent Bracket  
      - $500-$750  
   n. 1939 Rent Bracket  
      - $500-$750  
   o. Rental Demand  
      - Good  
   p. Predicted Rent Trend (next 6-12 months)  
      - Static

3. NEW CONSTRUCTION (past yr.):  
   - 5-6 rooms, 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:  
   - Ample

7. TOTAL TAX RATE PER $1000 (1937-9): $49.44  
   - 1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain level with favorable grades. No construction hazards. Land improved 70%. Deed restrictions are ample and are enforced. Conveniences are all readily available, including interurban transportation to Los Angeles city center. The northern part of the area is a recent subdivision, the southern part was subdivided some 10 or 12 years ago, but up to 3 years ago there was but little activity. During past 3 or 4 years this area has developed into one of the county's "hot spots". Construction, which is largely accomplished by FHA Title II financing, is of good standard quality and architectural designs are individually attractive and collectively harmonious. Both population and improvements are homogeneous. An old church, with cemetery surrounding it, is situated on the S.P. Ry. between De Sales and San Marino Aves., is a slight drawback to abutting property. The San Gabriel Country Club is a favorable influence. Present indications are that the area will continue its rapid growth and will expand into some of the adjoining vacant districts. This area abuts on area C-46 at extreme northeast corner along Longden Ave., but this is no detriment to property situated there as adjacency to the San Gabriel Country Club more than offsets this disadvantage. Furthermore, homesites in area C-46 at this point are intermixed with attractive citrus groves.

9. LOCATION: San Gabriel  
   SECURITY GRADE: 1st - AREA NO.: 1-18  
   DATE 12/30