AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business and professional men, minor executives, white collar workers, etc. Income $2400 to $5000
   c. Foreign Families
   d. Negro
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
   b. Construction: Frame & Stucco
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months)
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past yr.):

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1939): $.52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level with favorable grades and no construction hazards. Land improved 80%. Deed restrictions provide uniform set backs and minimum cost of improvements. Protections against racial hazards. Conveniences are all readily available. This is a comparatively new subdivision which was placed on the market within the past 5 years. Due to a well directed sales campaign and the stimulus of FHA financing this area has been one of the "hot spots" in the eastern part of the County. Construction is of excellent quality and maintenance indicates high pride of ownership. Population is homogeneous and architectural designs are attractive and harmonious. Improvements, consisting largely of Monterey and Spanish types, are of uniform age and placement adding charm to the district. There are no apparent detrimental influences and the area is accorded a "medial green" grade.

9. LOCATION: Pomona

   SECURITY GRADE: 1st

   DATE: 5-8-39

   (Ganceha Place)