AREA DESCRIPTION

1. POPULATION:
   a. Increasing: Moderately
   b. Class and Occupation: Business & professional men, executives, retired
   c. Foreign Families: 0 %
   d. Negro: 0 %

2. BUILDINGS:
   a. Type and Size: 9-10 room, 2 story
   b. Construction: Brick, stucco
   c. Average Age: 15 years
   d. Repair: Good
   e. Occupancy: 98%
   f. Owner-occupied: 90%
   g. 1935 Price Bracket: $12,500-15,000
   h. 1937 Price Bracket: $12,500-17,500
   i. 1939 Price Bracket: $12,500-17,500
   j. Sales Demand: Good
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: Not a change
   m. 1937 Rent Bracket: $ area
   n. 1939 Rent Bracket: $ area
   o. Rental Demand: 8 & 9 rooms
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION:
   a. Type & Price: $34,500 up

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

5. SALE OF HOME PROPERTIES:
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS:
   Ample within limits

7. TOTAL TAX RATE PER $1000 (1937): $45.61 W. of 26th St.

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rolling to semi-hillside. No serious construction hazards. Land improved 50% (70% south of Sunset). Deed restrictions provide for single-family structures with varying minimum improvement costs in different parts. Also affords racial protection. Conveniences are adequate for district of this type. This area represents the oldest development in West Los Angeles. It was subdivided from 15 to 20 years ago and has experienced a steady growth. Many improvements are comparatively old but the excellent character of maintenance has kept them modernized. This is one of the best landscaped sections of the city. Construction is of the highest quality and architectural designs leave little to be desired. Population is homogeneous and takes evident pride in their district. The recent influx of motion picture employees has had the effect of raising land values which are now averaging better than $50 per front foot. Price brackets given above are nominal and will vary according to size of homesite. Adjacently to the swanky Riviera Country Club is a favorable factor. While varying somewhat in different parts the area as a whole is accorded a "medial green" grade.

9. LOCATION: Brentwood Park
   SECURITY GRADE 1st
   AREA NO.: A-27
   DATE: 3-6-39
   CAUTION: This area is currently affected in whole or in part by an Ad valorum Tax District. Individual properties should be checked for this hazard.