1. POPULATION:  
a. Increasing | Steadily | Decreasing | Static

   Business & professional men, capitalists, motion picture executives, directors, stars, etc. Income $10,000 and up

d. Negro 0 %

e. Shifting or Infiltration  None apparent

2. BUILDINGS:  

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<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
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| a. Type and Size | 10-15 rm Estate & Mansion types |

b. Construction
Stucco & Masonry

c. Average Age
6 years

d. Repair
Excellent

e. Occupancy
99%

f. Owner-occupied
95%

g. 1935 Price Bracket
$ No free

h. 1937 Price Bracket
$ market

i. 1939 Price Bracket
$ 25,000 and up

j. Sales Demand
Good (see below)

k. Predicted Price Trend
(Next 6-12 months)

l. 1935 Rent Bracket
$ Not a

m. 1937 Rent Bracket
$ rental

n. Rent Bracket
$ acron

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<th>o. Rental Demand</th>
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<td>Excellent</td>
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p. Predicted Rent Trend
(Next 6-12 months)


3. NEW CONSTRUCTION (Past yr.)
No 60  Type & Price 10-15_room  How Selling Owner built Mansions

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC 1  b. Institutions Few

6. MORTGAGE FUNDS: Ample within

7. TOTAL TAX RATE PER $1000 (1937-39) $ .52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Rolling to hillside-valley to rugged hilltops causing many construction hazards and high building costs. Land improved 100%. Highest type deed restrictions, which are rigidly enforced, protect in perpetuity against racial hazards and provides minimum improvement costs and requires architectural supervision. Zoning limits improvements to single-family residences and provides for uniform placement of improvements. Due to type of occupancy, transportation is entirely by privately owned automobiles or taxi service. Proximity to Westwood and Beverly Hills provides conveniently available schools, churches, trading and amusement centers. This area consists of three subdivisions: Bel-Air, Holmby Hills & Beverly Estates, all of which have been developed within the past 15 years in an orderly manner and under efficient sponsorship. This area represents, without question, the highest type of residential construction and maintenance in Los Angeles County. Homesites range in size from 2 to 15 acres, which sell for from $7500-12,500 per acre. Cost of three recent improvements, including sites in Holmby Hills, were reported to be $80,000, $100,000 and $110,000. It is noticeable that new construction is along conservative lines but represents the highest type of architectural skill. Extensive improvements of less pretentious character, in a price range of $25,000-35,000, have taken place in Stone Canyon and tributary valleys in the past 3 yrs. Sales demand in the area is good. It should be borne in mind, however, that for sale purposes there is normally a high ratio of depreciation from cost price in improvements of the mansion type. The trend of desirability is definitely upward in this area and it is accorded the "highest green" grade.

9. LOCATION:
   Bel-Air, Holmby Hills  SECURITY GRADE 1st + AREA NO. A-39 DATE 3-1-39

   Beverly Estates

   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.