AREA DESCRIPTION
Security Map of Los Angeles County

b. Class and Occupation: Executives, directors, stars, etc. Income $10,000 and up
c. Foreign Families: 0 %
d. Negro: 0 %
e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: Predominating 100 %
   b. Construction: Stucco & Masonry
   c. Average Age: 6 years
   d. Repair: Excellent
   e. Occupancy: 99%
   f. Owner-occupied: 25%
   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. 1939 Rent Bracket: $ area
   o. Rental Demand: Excellent

3. NEW CONSTRUCTION (past yr.): No
   a. Type & Price: 10-15 rm. Estate & Mansion types
   b. How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES (past yr.)
   a. HOLC: 0
   b. Institutions: Few

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

6. MORTGAGE FUNDS: Ample within limits

7. TOTAL TAX RATE PER $1000 (1937-57): $.52.70

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

9. LOCATION: Bel-Air, Holmby Hills
   SECURITY GRADE: 1st + AREA NO. A-30 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.