### AREA DESCRIPTION

**Security Map of Los Angeles County**

1. **POPULATION:**
   - a. Increasing
   - b. Class and Occupation: retired people, etc. Income $5000-10,000 and up
   - c. Foreign Families
   - d. Negro
   - e. Shifting or Infiltration

2. **BUILDINGS:**
   - **PREDOMINATING**
     - **50 %**
     - **OTHER TYPE**
     - **50 %**
   - a. Type and Size
     - 7 rooms
   - b. Construction
     - Brick & stucco
     - Stucco & masonry
   - c. Average Age
     - 14 yrs.
   - d. Repair
     - Excellent
   - e. Occupancy
     - 98%
   - f. Owner-occupied
     - 70%
   - g. 1935 Price Bracket
     - $7500-10,000
   - h. 1937 Price Bracket
     - $8000-12,500
   - i. 1939 Price Bracket
     - $8000-15,000
   - j. Sales Demand
     - Fair to good
   - k. Predicted Price Trend
     - Static
   - l. 1933 Rent Bracket
     - $70 - 90
   - m. 1937 Rent Bracket
     - $80 - 100
   - n. 1939 Rent Bracket
     - $80 - 100
   - o. Rental Demand
     - Good
   - p. Predicted Rent Trend
     - Static

3. **NEW CONSTRUCTION (past yr.)**
   - No. 35
   - Type & Price: $9500 & up
   - How Selling: Readily

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

5. **SALE OF HOME PROPERTIES (2 yr.)**
   - a. HOLC
   - b. Institutions

6. **MORTGAGE FUNDS:**
   - Ample

7. **TOTAL TAX RATE PER $1000 (1938):**
   - $52.70

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**

   **Terrain:** Slightly to heavily rolling with some construction hazards due to fills and possible erosion. Land improved 40% of a possible 90% maximum. Ample deed restricted both as to improvements and population. Transportation is dependent upon private conveyances. Free bus to schools, churches, trade and amusement centers, one-half mile distant. This area was subdivided some 7 or 8 years ago under the sponsorship of the Janss Investment Corporation, high grade subdividers who have been principally responsible for development of a large part of the section known as "Westwood". Development was retarded during its earlier years but has been active during the past 4 or 5 years. The chief characteristics of the district are its isolated seclusion and highly homogeneous population. Architectural designs are also harmonious and improvements and maintenance are of good quality. Average homesites currently sell for around $2500, according to size and location. This area is somewhat overshadowed by other more pretentious nearby areas. The trend of residential desirability of this section is unquestionably upward and indications are that this will continue for many years to come. The area is accorded a "medial green" grade.

9. **LOCATION**
   - Westwood
   - **SECURITY GRADE**
   - **1st**
   - **AREA NO.**
   - **A-51**
   - **DATE**
   - **3-2-35**

   **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.