1. **POPULATION:**
   - a. Increasing ________ Rapidly ________ Decreasing ________ Static ________
   - b. Class and Occupation: Jr. executives, etc., Income $2000-5000 up
   - c. Foreign Families ________ Nationalities ________
   - d. Negro ________
   - e. Shifting or Infiltration ________ Tendency to higher income level population ________

2. **BUILDINGS:**
   - PREDOMINATING 60% OTHER TYPE 35%
   - a. Type and Size 6-7 rm bungalows 8-9 room - 2 story
   - b. Construction Stucco Stucco
   - c. Average Age 5 years 1 year
   - d. Repair Excellent Excellent
   - e. Occupancy 98% 98%
   - f. Owner-occupied 86% 90%
   - g. 1935 Price Bracket $5750-7000 %change Few existed %change
   - h. 1937 Price Bracket $6500-8000 % $8500-12,000 %
   - i. 1939 Price Bracket $7000-8500 % $8500-12,000 %
   - j. Sales Demand Good Fair to good
   - k. Predicted Price Trend (next 6-12 months) Upward Upward
   - l. 1935 Rent Bracket $65 - 85 %change $ Few rental %change
   - m. 1937 Rent Bracket $70 - 90 % $ units of %
   - n. 1939 Rent Bracket $75 - 90 % $ this type %
   - o. Rental Demand Good
   - p. Predicted Rent Trend (next 6-12 months) Static to upward 6-9 rms

3. **NEW CONSTRUCTION**
   - (past yr.) No. 100 Type $5750-11,000 How Selling Readily

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

5. **SALE OF HOME PROPERTIES**
   - a. HOLC ________ b. Institutions ________

6. **MORTGAGE FUNDS:** Ample (FHA) 7. TOTAL TAX RATE PER $1000 (1939: $52.70 1939)

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   - Terrain: Level to rolling.
   - Unguarded fills offer some construction hazards, land improved 50%. Do not rest
   - restrictions provide for perpetual racial protection, minimum improvement cost
   - and architectural supervision. Restrictions rigidly enforced. Zoning follows
   - lines of deed provisions which is single-family with multiple permitted along
   - Beverly Glen Blvd. and parts of Ashton Ave. Conveniences all readily available.
   - This area was subdivided about 1925, but greatest period of development has been
   - in past 5 years, and is now one of the most active areas in the community, and is
   - recognized as being a stable, highly restricted and desirable neighborhood.
   - Construction and maintenance is well above average. Architectural designs are
   - harmonious and population homogeneous. Lot values, which are currently from $35
   - to $50 per front foot, have materially increased in past 5 years and indications
   - are this trend will continue. Property immediately adjacent to the Emerson
   - School, which is rapidly expanding, is considered less desirable on that account.
   - Because of rapidly increasing population, Emerson School in southwest part is
   - being rapidly expanded and property immediately adjacent is detrimentally
   - affected. Proximity to U.C.L.A. is a favorable influence. It is stated that
   - 90% of new construction has been financed with FHA Title II funds. While
   - realizing a higher grade is a probability it is not thought that higher than a
   - "low green" grade is justified at present.

9. **LOCATION**
   - Westwood SECURITY GRADE 1st - AREA NO. A-33 DATE 2-2-39
   - 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.