AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing  Rapidly
   b. Class and Occupation  Jr. executives, etc. Income $2000-5000 up
   c. Foreign Families  Nationalities
   d. Negro
   e. Shifting or Infiltration

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  10 years
   d. Repair  Excellent  Excellent
   e. Occupancy  98%  98%
   f. Owner-occupied  85%  85%
   g. 1935 Price Bracket $5750-7000  % change
   h. 1937 Price Bracket $6500-8000  %
   i. 1939 Price Bracket $7000-8500  %
   j. Sales Demand  Good  Fair to good
   k. Predicted Price Trend (next 6-12 months)  Upward  Upward
   l. 1935 Rent Bracket $65 - 85  % change
   m. 1937 Rent Bracket $70 - 90  %
   n. 1939 Rent Bracket $75 - 90  %
   o. Rental Demand  Good  -
   p. Predicted Rent Trend (next 6-12 months)  Static to upward

3. NEW CONSTRUCTION (past yr.)  No
   a. Type & Price $7500-11,000 How Selling Readily

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

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

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling. Unguarded fills offer some construction hazards. Land improved 50%. Erosion
   restrictions provide for perpetuity of 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

   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.