### AREA DESCRIPTION

**Security Map of Los Angeles County**

#### 1. POPULATION:
- **a.** Increasing
- **b.** Moderately
- **c.** Decreasing
- **d.** Static
- **Professional and business men, retired capitalists, movie people, etc. Income $5000-10,000 and up**
- **Foreign Families**
- **Nationalities**
- **d.** Negro

#### 2. BUILDINGS:
- **a.** Type and Size
- **b.** Construction
- **c.** Average Age
- **d.** Repair
- **e.** Occupancy
- **f.** Owner-occupied
- **g.** 1935 Price Bracket
- **h.** 1937 Price Bracket
- **i.** 1939 Price Bracket
- **j.** Sales Demand
- **k.** Predicted Price Trend (next 6-12 months)
- **l.** 1935 Rent Bracket
- **m.** 1937 Rent Bracket
- **n.** Rent Bracket
- **o.** Rental Demand
- **p.** Predicted Rent Trend (next 6-12 months)

<table>
<thead>
<tr>
<th>Type &amp; Size</th>
<th>Stucco &amp; masonry</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average Age</td>
<td>10 years</td>
</tr>
<tr>
<td>Repair</td>
<td>Good</td>
</tr>
<tr>
<td>Occupancy</td>
<td>95%</td>
</tr>
<tr>
<td>Owner-occupied</td>
<td>95%</td>
</tr>
<tr>
<td>Price Bracket</td>
<td>$4000-9000 &amp; up</td>
</tr>
<tr>
<td>% change</td>
<td>$</td>
</tr>
<tr>
<td>Rent Bracket</td>
<td>$ rental</td>
</tr>
<tr>
<td>% change</td>
<td>$</td>
</tr>
</tbody>
</table>

#### 3. NEW CONSTRUCTION
- (past yr.) No. 6
  - **Type & Price** $12,500 & up
  - **How Selling** Owner built

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

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

#### 6. MORTGAGE FUNDS
- **7.** TOTAL TAX RATE PER $1000 (1939) $52.70
  - **limited**

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

- **Terrain:** Hillside to rugged. Topography precludes higher than 30 to 40% ultimate improvement. Present land improvement 10 to 15%. Deed restricted: Gave full coverage and are well maintained. The area is quite isolated and transportation, schools, training centers, etc, are not readily available. This is overcome to a large extent by the fact that it is a two-car neighborhood. This area was first subdivided in 1925, was not active until the last four or five years. The area suffered considerably from a recent forest fire and was denuded of many trees. Improvements, maintenance and architectural design are of a high character. There are a few expensive homes on extensive view sites, notably Ginger Rogers' $90,000 estate. The population is homogeneous and construction is of the best character. The value of the average home site is said to run from $2500 to $3500. Despite its distance from the city, and lack of conveniences, the area is growing in popularity. There is a slight flood hazard in canyon locations. The area is well sponsored and desirability will undoubtedly be maintained for many years to come. This is a hatched area and is accorded a "provisional low green" grade.

#### 9. LOCATION
- **Beverly Crest**
- **SECURITY GRADE** 5
- **AREA NO.** 4-36
- **DATE** 2-27-39

**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.