AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Professional and business men, retired capitalists, movie people, etc.
   c. Foreign Families: 0 % Nationalities:
   d. Negro: 0 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 6-8 room
   b. Construction: Stucco & masonry
   c. Average Age: 10 years
   d. Repair: Good
   e. Occupancy: 95%
   f. Owner-occupied: 95%
   g. 1935 Price Bracket: $5000-9000 & up
   h. 1937 Price Bracket: $9000-10,000 & up
   i. 1939 Price Bracket: $9000-9,000
   j. Sales Demand: Fair
   k. Predicted Price Trend: Static to upward
   l. 1935 Rent Bracket: $ Not a
   m. 1937 Rent Bracket: $ rental
   n. Rent Bracket: $ area
   o. Rental Demand: Not a
   p. Predicted Rent Trend: Static to upward

3. NEW CONSTRUCTION (past yr.) No.
   Type & Price $12,000 & up
   How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 0
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC: 1
   b. Institutions: Few

6. MORTGAGE FUNDS:
   Limited

7. TOTAL TAX RATE PER $1000 (1939): $22.70

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: Give 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 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: 1st
   AREA NO.: 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.