AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, retired people, executives, movie people, etc. Income $5000 to $50,000 and up
   c. Foreign Families: Nationalities
   d. Negro
   e. Shifting or Infiltration: Slight infiltration or Jewish people

2. BUILDINGS:
   a. Type and Size: 9-11 room - 2 story
   b. Construction: Masonry & stucco
   c. Average Age: 6 years
   d. Repair: Excellent
   e. Occupancy: 95%
   f. Owner-occupied: 90%
   g. 1935 Price Bracket: $15,000-20,000 up
   h. 1937 Price Bracket: $17,500-25,000 up
   i. 1939 Price Bracket: $20,000-25,000 up
   j. Sales Demand: Fair
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $?
   m. 1937 Rent Bracket: $150-250
   n. 1939 Rent Bracket: $150-250
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION:
   a. Type & Price: 11 room

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC
   b. Institutions: None

5. SALE OF HOME PROPERTIES:
   a. HOLC
   b. Institutions: Few

6. MORTGAGE FUNDS: $10,000

7. TOTAL TAX RATE PER $1000 (1939): $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling, south of Sunset Blvd. Hill to some sharp grades north of Sunset Blvd. Construction hazards are met with in some cases, including some large estates; then improvements amount to 70%. The area is highly protected by deed restrictions and the zoning ordinances of the City of Beverly Hills are also considered highly protected. Conveniences all readily available. Development of this area began some years ago, and it has been an exceedingly popular district ever since. Improvements are of excellent character and the older homes are constantly being modernized. Maintenance and architectural design add charm to the neighborhood. The platting of the streets show civic pride and adds to the appeal of the whole district. This is a high income section, the majority of the families being in the higher brackets of $10,000 a year and up. Many of the improvements are quite pretentious, being of the mansion type. Adjoining the area on the east is an unincorporated section of Los Angeles County (Area C-73) which is of materially lower grade and is a detrimental influence upon the abutting blocks in this area. This is largely minimized, however, by Dohny Drive which separates the two areas and the fact that most of the streets in Area C-73 do not extend into this area. Lot values are said to average $100 per front foot.

Indications are that this area will maintain its charm and popularity for a great many years to come and it is, therefore, accorded a "high green" grade.

9. LOCATION: Sunset Blvd. SECURITY GRADE: 1st AREA NO.: A-37 DATE: 2-7-32
   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.