AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing _______ Rapidly ______ Increasing
   b. Decreasing _______ Static ______ Decreasing
   c. Professional & business men, movie studio executives, __________
   d. Income 3000-5000 and up __________
   e. Foreign Families _______ Nationalities _______ Negro _______
   f. Shifting or Infiltration _______ Higher income population increasing

2. BUILDINGS:
   a. Type and Size
      1. 6-8 room _______ 85% _______ 5 room _______ 7%
      9 room _______ 10%
   b. Construction
      Stucco _______ 9 rooms _______ up
   c. Average Age
      3 years _______ 6
   d. Repair
      Good _______ 9%
   e. Occupancy
      _______ 9%
   f. Owner-occupied
      _______ 90%
   g. 1935 Price Bracket
      $ 5000-10,000 _______ 6% _______ $ _______ 7%
   h. 1937 Price Bracket
      $ 7000-12,000 & up _______ 10% _______ $ _______ 10%
   i. 1939 Price Bracket
      $ 7000-12,000 & up _______ 10% _______ $ _______ 10%
   j. Sales Demand
      Good for hillside _______ 9%
   k. Predicted Price Trend (next 6-12 months)
      Static _______ 6
   l. 1935 Rent Bracket
      Not a rental _______ 6% _______ $ _______ 6%
   m. 1937 Rent Bracket
      $ area. No rental _______ 6% _______ $ _______ 6%
   n. 1939 Rent Bracket
      $ levels established _______ 6% _______ $ _______ 6%
   o. Rental Demand
      _______ 6
   p. Predicted Rent Trend (next 6-12 months)
      _______ 6 rooms and up
   q. 6 rooms and up
   r. Lawn _______ 6

3. NEW CONSTRUCTION (past yr.)
   Type & Price
   Row _______ 6

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC _______ 3
   b. Institutions _______ 3

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC _______ 0
   b. Institutions _______ 0

6. MORTGAGE FUNDS: _______ 3

7. TOTAL TAX RATE PER $1000 (1932) _______ 55.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Rolling to rugged hillside, with some construction hazards. Land
   improved 30%. Deed restrictions vary from minimum of $3500 west of Barham Blvd.
   The higher requirements are in the section east of Barham Blvd., known as
   Hollywood Knolls. Protection is provided against racial hazards. Zoning limits
   construction to single-family residences. School construction is predominantly avail­
   able. High schools, however, are somewhat distant as are also shopping facilities.
   Transportation along Cahuenga includes both interurban and bus service.
   However, this is a two and three-car garage neighborhood. Any lack of conveni­
   ences will probably be supplied as the area is rapidly developing. This
   area was first subdivided and placed on the market about 1921, but its greatest
   period of growth has been within the last four years. Improvements, maintenance
   and architectural design are of high quality; population is homogeneous and the
   area is increasing in popularity. The northeast section is more pretentious than
   the balance of the area. There are some over-improvements in the section south
   of Cahuenga Blvd. which gives it a somewhat spotted appearance. This, however,
   will be largely overcome by reason of the large amount of new construction which
   is taking place. The area lies in the path of the city growth and while there
   are some dead-end and unimproved streets, this is to be expected in an area
   which is in the process of development. The residential lot values run around
   80 per front foot, some higher. The trend of residential desirability for the
   next four years or more is definitely upward and the area is regarded "practically

9. LOCATION:

   Security Grade: 1st
   Area No. 1-50
   Date: 2-27-35
   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.