AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Professional men, retired capitalists, etc. Income $6,000-
      10,000 up
   c. Foreign Families
   d. Negro
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
      8-10 rm 2-story singles
      6-7 room bungalows
   b. Construction
      Stucco
      Stucco
   c. Average Age
      5 years
      5 years
   d. Repair
      Good
      Good
   e. Occupancy
      99%
      99%
   f. Owner-occupied
      95%
      95%
   g. 1935 Price Bracket
      $15,000-20,000 up
      % change
   h. 1937 Price Bracket
      $15,000-20,000 up
      % change
   i. 1939 Price Bracket
      $15,000-20,000 up
      % change
   j. Sales Demand
      Firm
      Firm
   k. Predicted Price Trend
      (next 6-12 months)
      Static
      Static
   l. 1935 Rent Bracket
      $ rent
      % change
   m. 1937 Rent Bracket
      $ rent
      % change
   n. Rent Bracket
      $ area
      % area
   o. Rental Demand
      -
      -
   p. Predicted Rent Trend
      (next 6-12 months)
      - 6 rooms & up

3. NEW CONSTRUCTION (past yr.)
   Type & Price $12,500 & up

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

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

6. MORTGAGE FUNDS

7. TOTAL TAX RATE PER $1000 (1939) $ 55.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Hilltop to rugged hillside, resulting in many construction hazards and
   high building costs. 25% of the land susceptible to residential use, is at
   present improved. Lots must have minimum frontage of 100 foot and deed restric
   tions require a minimum improvement of $10,000 limited to single-family resi
   dences. Provisions also protect against subversive racial hazards. Zoning also
   limits construction in the area to single-family dwellings. This is a three-car
   garage neighborhood and transportation is dependent upon automobiles which make
   schools, churches and shopping sections conveniently available. This area was
   subdivided and placed on the market about 12 years ago and has slowly developed
   as a high class, residential section. The largest percent development is along
   Outpost Drive and Sinaloa Road. Construction, maintenance and architectural
   design are of excellent quality. Population is homogeneous and the neighborhood
   has an appeal for those desiring view sites. In time of depression, this area
   and others like them, will undoubtedly suffer considerable diminution in value.
   Utilities are all underground. There are some unimproved streets. The most
   desirable homesites have already been developed. Residential lot values run $50
   per front foot. It is believed the area will slowly develop for the next 10 or
   15 years and it is accorded a "low green" grade.

9. LOCATION Outpost Estates SECURITY GRADE 1st - AREA NO. A-32 DATE 2q-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.