AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Professional & business men, retired capitalists,
   c. Foreign Families: None
   d. Negro: None

2. BUILDINGS:
   a. Type and Size: 8-10 rooms
   b. Construction: Stucco, brick & masonry
   c. Average Age: 15 yrs.
   d. Repair: Good
   e. Occupancy: 99%
   f. Owner-occupied: 95%
   g. 1935 Price Bracket: $10,000 & up
   h. 1937 Price Bracket: $12,500 & up
   i. 1939 Price Bracket: $12,500 & up
   j. Sales Demand: Good
   k. Predicted Price Trend: Static (next 6-12 months)
   l. 1935 Rent Bracket: Not established
   m. 1937 Rent Bracket: Not established
   n. 1939 Rent Bracket: Not established
   o. Rental Demand: Not established
   p. Predicted Rent Trend: Not established (next 6-12 months)

3. NEW CONSTRUCTION (past yr.):
   Type & Price: 8-10 rms., How Selling, Owner built

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

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 0
   b. Institutions: Few

6. MORTGAGE FUNDS: Ample within

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades and no construction hazards. Land improved 85%. Deed restricted to single-family dwellings. Minimum cost of improvements vary according to location. Uniform set backs provided. Protected in perpetuity from racial hazards. Zoning: single-family residential. Conveniences are all readily available. This subdivision was platted into large homesites and placed upon the market about 22 years ago as an exclusive residential district. High pressure salesmanship was not employed and the area developed slowly but steadily. Construction and maintenance are of the highest quality. Architectural designs are harmonious throughout. Population is homogeneous and largely of the upper income group. Authorities generally agree that this is one of the best residential districts in Los Angeles. Many of the improvements are of the mansion type. Proximity of the Wilshire Country Club is a favorable influence. Owing to the constantly increasing business along Wilshire Blvd. the southern tier of blocks adjacent to it are not considered as desirable as the rest of the area. Third St. is an arterial and a traffic hazard. On account of the high percent of land improved it is not felt that the highest grade should be assigned. The area is therefore accorded a "medial green" grade.

9. LOCATION: Wilshire Country Club District
   SECURITY GRADE: 1st
   AREA NO.: A-12
   DATE: 2-4-39