AREA DESCRIPTION

Security Map of Los Angeles County

1.	POPULATION: a. Increasing Rapidly Decreasing Static Retired & active business & professional men, Movie				
	b. Class and Occupation executives, etc. Income \$5000-10,000 per year and upward				
	c. Foreign Famílies 0 % Nationalities			d. N	еgто <u>)</u>
	e. Shifting or Infiltration Very remote - highly deed restricted				
2.	BUILDINGS:	PREDOMINATING 80 % OTHE		OTHER TYPE	%
	a. Type and Size	Type and Size 8-10 rooms			
	b. Construction	Stucco, brick	& masonry		
	c. Average Age	10 years		Vphonish-control visit of the control visit of the	
	d. Repair	Good			akåruuraanna.4assaansaanubiit
	e. Occupancy	99%		***************************************	
	f. Owner-occupied	90%	***************************************	***************************************	
	g. 1935 Price Bracket	\$ 10,000-35,000	% change	\$	% change
	h. 1937 Price Bracket	\$ 11,000-38,500	%	\$	<u></u>
	i. 1939 Price Bracket	\$ 11 , 000-38 , 500	<u>%</u>	\$	%
	j. Sales Demand	Good			end va seena non 1 e eu ca enne a nec activa
	k. Predicted Price Trend (next 6-12 months)	Static			······································
	l. 1935 Rent Bracket	\$ 75 - 135	% change	\$	& change
	m. 1937 Rent Bracket	\$ 80 - 170	%	\$	%
	n. 1939 Rent Bracket	\$ 80 - 175	<u>#</u>	\$	<u>%</u>
	o. Rental Demand	Good (few avai	lable)	######################################	.4
	p. Predicted Rent Trend (next 6-12 months)	Static	8-10 20	NOM 6	******************************
3.	NEW CONSTRUCTION (past yr.) No. 50 Type & Price \$18,000 to How Selling Owner built				
4.	OVERHANG OF HOME PRO	PERTIES: a. HOL	\$22,000 C. 1	b. Institutions	0
5.	SALE OF HOME PROPERTIES (3 yr.) a. HOLC. 1 b. Institutions 0				
6.	MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER \$1000 (193. 8) \$ 52.70				
	1939				

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling to hillside with some steep grades in foothills causing construction hazards. Land improved 35% out of a possible 70%. Deed restrictions cover both improvement costs and meial elements. Zoning is single-family residential. Conveniences are as available as is desirable in a multi-car garage neighborhood. This area was subdivided some 15 years ago, and was engineered and platted to contour resulting in well arranged and improved streets. Construction, maintenance and architectural designs are of the highest quality. Population is of a high character and many of the city's wealthiest citizens reside here. Values shown above are somewhat conjectural as size and location of homesite affects prices. This also applies to rentals as quality of tenant is a large consideration. With a convenient location, ideal building sites and high caliber deed restrictions, this area should continue indefinitely to attract a substantial type of resident. On the basis of present development and future prospects area is accorded a "high green" grade.