AREA DESCRIPTION

Security Map of Los Angeles County

c. Foreign Families: Nationalities d. Negro: e. Shifting or Infiltration: None apparent

2. BUILDINGS: PREDOMINATING 95 % OTHER TYPE 5 %
a. Type and Size 5-7 rooms (largely 6's) b. Construction Stucco
c. Average Age 2 years d. Repair Good
e. Occupancy 98 % f. Owner-occupied 95 %
g. 1935 Price Bracket $3500-5000 h. 1937 Price Bracket $4750-7000
i. 1939 Price Bracket $4750-7000 j. Sales Demand Good
k. Predicted Price Trend Static
l. 1935 Rent Bracket $700 h. 1937 Rent Bracket $700
m. 1939 Rent Bracket $700 n. Rental Demand
p. Predicted Rent Trend Static

3. NEW CONSTRUCTION (past yr.) Type & Price: $3500-7500 How Selling: Readily

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1939) $54.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades. No construction hazards. Land improved 75%. Deed restrictions limit improvements to 1 and 2 story single family dwellings with architectural control, uniform "set backs" and protection in perpetuity against subversive racial elements. Conveniences are all readily available. This subdivision was part of the "Lucky" Baldwin estate and has only been on the market for the past 2 or 3 years and, under stimulus of a well directed promotional effort and FHA Title II financing, has been one of the community "hot spots" over since. Construction and maintenance are of excellent character. Architectural designs are individually attractive and harmonious as a whole. Population is homogeneous. While owner occupancy is high, it is quite generally based upon a low equity investment which raises a question as to the economic stability of the district. While this area has all the physical characteristics of the highest grade, this factor coupled with its being surrounded by lower grade districts lends to the assignment of a "low green" grade.

9. LOCATION Lomar Park SECURITY GRADE 1st AREA NO. A-47 DATE 3-15-39