AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, minor executives, white collar clericals, etc. Income $2,000-5,000
   c. Foreign Families
   d. Negro
   e. Shifting or Infiltration

2. BUILDINGS:
   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: $ Not a change
   h. 1937 Price Bracket: $1,750-7,000
   i. 1939 Price Bracket: $3,750-10,000
   j. Sales Demand: Good
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $ Not a change
   m. 1937 Rent Bracket: $ rent
   n. Rent Bracket: $ area
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): 350 Type & Price: $2,500-7,500 How Selling: Readily

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938-): $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 leads to the assignment of a “low green” grade.

9. LOCATION: LaCroma Park

SECURITY GRADE: 1st - AREA NO. A-47 DATE: 3-15-39

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