AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Moderately
   b. Class and Occupation: Professional and business men, retired people. Income $3000-
      7500 up
   c. Foreign Families 0 % Nationalities
   d. Negro 0 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   PREDOMINATING: 85 %
   OTHER TYPE: 5 %
   a. Type and Size
      6 & 7 rooms
   b. Construction
      Stucco & Frame
      6 rooms & up
      10 %
   c. Average Age
      6 years
   d. Repair
      Good
   e. Occupancy
      99 %
   f. Owner-occupied
      90 %
   g. 1935 Price Bracket
      $ 6000-7500
      % change
   h. 1937 Price Bracket
      $ 6500-9000
      % change
   i. 1939 Price Bracket
      $ 6500-9000
      % change
   j. Sales Demand
      Good
   k. Predicted Price Trend (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $ Too Few
      % change
   m. 1937 Rent Bracket
      $ To
      % change
   n. 1939 Rent Bracket
      $ Estimate
      % change
   o. Rental Demand
      Good
   p. Predicted Rent Trend (next 6-12 months)
      Static

3. NEW CONSTRUCTION (past yr.) No. 26 Type & Price
   6 & 7 rooms $7500-10,000 How Selling
   Readily

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

5. SALE OF HOME PROPERTIES (past 3 yr.)
   a. HOLC 2
   b. Institutions: Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000
   1939
   1939
   $ 52.97

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with no construction hazards. Land improved 90%. Deed restricted
and zoned for single-family dwellings, multi-family structures being permitted
in limited designated areas. Conveniences all readily available. Development of
this well planned subdivision which was begun just prior to the depression, lagged
during its earlier period but during the past several years it has been one of
the community's "hot spots". Owing to high percent of land improvement, activity
is now slowing down. Construction, maintenance and architectural designs are of
excellent quality. Population is homogeneous and deed restrictions rigidly
enforced which largely account for its harmonious appearance and distinct appeal.
Despite the area's high state of development, it is believed that owing to the
area's location and the evidence of many years of future desirability, it is
entitled to a "low green" grade.