### 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-
   - c. Foreign Families
   - d. Negro
   - e. Shifting or Infiltration

2. **BUILDINGS:**
   - **Type and Size**
     - 6 & 7 rooms
     - Multi-family
   - b. **Construction**
     - Stucco & Frame
     - 6 rooms & up
   - c. **Average Age**
     - 6 years
   - d. **Repair**
     - Good
   - e. **Occupancy**
     - 99%
   - f. **Owner-occupied**
     - 90%
   - g. **1935 Price Bracket**
     - $6000-7500
   - h. **1937 Price Bracket**
     - $6500-9000
   - i. **1939 Price Bracket**
     - $6500-9000
   - j. **Sales Demand**
     - Good
   - k. **Predicted Price Trend** (next 6-12 months)
     - Static
   - l. **1935 Rent Bracket**
     - Too low
   - m. **1937 Rent Bracket**
     - $ to
   - n. **Rent Bracket**
     - $ estimate
   - o. **Rental Demand**
     - Good
   - p. **Predicted Rent Trend** (next 6-12 months)
     - Static

3. **NEW CONSTRUCTION (past yr.)**
   - Type & Price 6 & 7 rooms
   - $10,000-
   - 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**
   - 1935: $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.

9. **LOCATION: Wilshire**

   **SECURITY GRADE:** 1st - **AREA NO.:** A-53 **DATE:** 3-23-39

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