AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Rapidly Decreasing Static Naval officers, business & professional men, etc.
b. Class and Occupation Jr. executives, etc. Income $2000-5000 and up
c. Foreign Families 0 % Nationalities - d. Negro 0 %
e. Shifting or Infiltration None apparent

2. BUILDINGS: PREDOMINATING 90 % OTHER TYPE
   a. Type and Size 5, 6 & 7 rooms
   b. Construction Frame & stucco
   c. Average Age 2 years
   d. Repair Good
   e. Occupancy 98%
   f. Owner-occupied 95%
   g. 1935 Price Bracket $ No basis % change $ % change
   h. 1937 Price Bracket $ 1500-3000 % $ %
   i. 1939 Price Bracket $ 1500-3000 $ %
   j. Sales Demand Good
   k. Predicted Price Trend Static to upward (next 6-12 months)
l. 1935 Rent Bracket $ Not a % change $ % change
   m. 1937 Rent Bracket $ rental % $ %
   n. Rent Bracket $ neighborhood % $ %
   o. Rental Demand Would be good
   p. Predicted Rent Trend Upward (next 6-12 months) 5-6-7 room

3. NEW CONSTRUCTION (past yr.) No

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

5. SALE OF HOME PROPERTIES (.3 yr.) a. HOLC 0 b. Institutions 0

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER $1000 (1938-) 35.67 1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level. No construction hazards. Land improved 60%. Deed restrictions provide for minimum improvement costs of $8,000 to be constructed under architectural supervision and approval of subdividers. Racial protection in perpetuity. Conveniences are not as yet fully provided but are said to be in immediate prospect. This area, which was formerly part of the estate of the late Senator W. A. Clark, was subdivided and placed on the market within the past 5 years. Under the influence of high pressure promotional effort and FHA Title II financing development has been very rapid and it has come to be most popular. Long Beach suburb. Construction ranges from standard to extra standard quality. Maintenance is of excellent character and architectural designs are individually attractive and collectively harmonious. Population is homogeneous. The hatched portion to the northwest is a separate subdivision which has just been placed upon the market. Approximately 12 residences are now in course of construction; judging from those improvements, will be more pretentious than those in unhatched portion. Adjacent to the Lakewood Golf & Country Club is a favorable influence. Reasonable lot values of $12,50 per front foot up are said to have also increased popularity. When conveniences are all available this area will be entitled to a higher grade; at present a "low green" is assigned.

9. LOCATION Lakewood Village SECURITY GRADE 1st - AREA NO. A-56 DATE 5-1-39