AREA DESCRIPTION

1. POPULATION: a. Increasing  Rapidly  Decreasing  Static  Motion picture executives, actors and technicians, business men, Income $6000-10,000 and up
b. Class and Occupation and professional men. Income $6000-10,000 and up
c. Foreign Families  %  Nationalities  None  None
   Subversive  d. Negro  %  None
   e. Shifting or Infiltration  None  apparent

2. BUILDINGS:
   a. Type and Size  Predominating  %  Other Type  %
   b. Construction  Frame and stucco  %  $ rooms or more  %
   c. Repair  2 years  %
   d. Age  %
   e. Occupancy  90%  %
   f. Owner-occupied  90%  %
   g. 1935 Price Bracket  $ None existed  % change  % change
   h. 1937 Price Bracket  $ 5250-8500  %
   i. 1939 Price Bracket  $ 5250-8500  %
   j. Sales Demand  Good  %
   k. Predicted Price Trend  (next 6-12 months)  Static  %
   l. 1935 Rent Bracket  $ No record  % change  % change
   m. 1937 Rent Bracket  $ of any  %
   n. 1939 Rent Bracket  $ rentals  %
   o. Rental Demand  --  %
   p. Predicted Rent Trend  (next 6-12 months)  %  5-7 rooms

3. NEW CONSTRUCTION (past yr.)  Type  Price  % Selling
   a. HOLC  1%  $4500-8500  Readily

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

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

6. MORTGAGE FUNDS:  %

7. TOTAL TAX RATE PER $1000 (193.7) $ 55.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level. No construction hazards or flood threats. Land improved: 25%
   if unplatted portion is eliminated. Deed restrictions are said to be of high
   order with perpetual protection from racial hazards. Conveniences are all reason-
   ably available. This is a very recent subdivision having been placed upon the
   market during past several years. Under stimulus of growing popularity of San
   Fernando Valley locations, well directed promotional effort and FHA financing,
   growth of the district has been very rapid. Much of area is still in citrus
   orchards and unplatted, but are said to be in line for early development. Con-
   struction and maintenance are uniform and of high character. Population is homo-
   geneous and architectural designs are harmonious. There are a number of estate
   type homes, with extensive parked grounds scattered throughout the district. Both
   Jackie Coogan and Louise Fazenda, of motion picture fame, occupy improvements of
   this kind. The price bracket shown above is nominal, as home sites, which are
   usually extensive, vary materially in size and price. As indications point to a
   higher grade this area is accorded a provisional "medial blue" grade.

9. LOCATION  Southeast Van Nuys  SECURITY GRADE  2nd  AREA NO. 8-3  DATE  2-23-39
   CAUTION: This area is currently affected in whole or in part by an Ad valorem
            Tax District. Individual properties should be checked for this hazard.