AREA DESCRIPTION

Security Map of Los Angeles County

   Motion picture executives, actors and technicians, business
   men, Income $2000-$5000
   c. Foreign Families  d. Negro
   Percent  Nationalities  None
   e. Shifting or Infiltration
   None

2. BUILDINGS:
   a. Type and Size
      Predominating 85%  Other Type 15%
      5, 6 & 7 rooms
   b. Construction
      Frame and stucco
   c. Average Age
      2 years
   d. Repair
      Good
   e. Occupancy
      95%
   f. Owner-occupied
      90%
   g. 1935 Price Bracket
      $ None existed
   h. 1937 Price Bracket
      $500-$8500
   i. 1939 Price Bracket
      $5250-$8500
   j. Sales Demand
      Good
   k. Predicted Price Trend
      Static
   l. 1935 Rent Bracket
      $ No record
   m. 1937 Rent Bracket
      $ of any
   n. 1939 Rent Bracket
      $ rentals
   o. Rental Demand
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   p. Predicted Rent Trend
      Static

3. NEW CONSTRUCTION (past yr.)
   Type & Price
   $500-$8500
   How Selling
   Readily

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

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

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1938-39)
   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
genous 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.