AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Rapidly
   b. Class and Occupation: Business & professional, skilled labor, white collar
   c. Foreign Families: 0%
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5-6 room
   b. Construction: Frame & stucco
   c. Average Age: 5 years
   d. Repair: Fair to good
   e. Occupancy: 98%
   f. Owner-occupied: 75%
   g. 1935 Price Bracket: $1000-$1500
   h. 1937 Price Bracket: $1500-$2000
   i. 1939 Price Bracket: $2000-$2500
   j. Sales Demand: Fair to good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $35 - $50
   m. 1937 Rent Bracket: $50 - $75
   n. 1939 Rent Bracket: $75 - $100
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price: 5-6 room $2500-$3000

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937) $56.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with no construction hazards. Land improved 60%. Deed restrictions are said to exist limiting improvements to single-family dwelling but terms are not definitely ascertained. Conveniences are all readily available. There are no sewers and many streets are unimproved. This area was subdivided some 10 years ago but development was interrupted by the depression and was not renewed until 3 or 4 years ago. Since that time under the stimulus of demand for San Fernando Valley homes, some speculative building and FHA Title II financing, it has again become active. With two distinct periods of development both construction and architectural designs lack uniformity, and the older structures detract from the appearance of the area. Construction in both periods was of good quality and maintenance generally indicates pride of occupancy. "While now improvements are scattered throughout the area they predominate in the northeast section, while the older structures are more numerous in the central portion. There is said to be considerable speculative building in the area which have not been sold and constitute an "overhang". The area is well located and were it not for newer competing areas would probably make a better showing. Under the circumstances it is felt that a "low blue" grade is all that is warranted.

9. LOCATION: North Hollywood SECURITY GRADE: 2nd AREA NO.: 8-6 DATE: 3-30-39

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.