AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static
   d. Yes

   Business & professional men, active and retired
   Capitalists, executives, etc., income $3000-6000 and up
   Foreign Families 0%
   Nationalities
   d. Negro 0%

   Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 90 %
      OTHER TYPE 5 %
      7-10 rms.
      5 & 6 rm. bungalows
   b. Construction
      Frame, stucco & masonry
      Multiples
   c. Average Age
      20 years
   d. Repair
      Good
   e. Occupancy
      99%
   f. Owner-occupied
      90%
   g. 1935 Price Bracket
      $ 5500-9500 & up
      % change
   h. 1937 Price Bracket
      $ 6000-10,000 & up
      % change
   i. 1939 Price Bracket
      $ 6000-10,000 & up
      % change
   j. Sales Demand
      Fair
   k. Predicted Price Trend
      (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $ 60- 70
      % change
   m. 1937 Rent Bracket
      $ 50- 75
      % change
   n. 1939 Rent Bracket
      $ 50- 75
      % change
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      (next 6-12 months)
      Static
   q. % change

3. NEW CONSTRUCTION (past yr.) No. 5
   Type & Price: Mansion
   How Selling: Owner built
   type at $25,000

4. OVERHANG OF HOME PROPERTIES: a. HOLC 2
   b. Institutions few

5. SALE OF HOME PROPERTIES (3 yrs)
   a. HOLC 1
   b. Institutions few

6. MORTGAGE FUNDS:
   Ample

7. TOTAL TAX RATE PER $1000 (1937-
1938)

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level with favorable grades. No construction hazards. Land improved
90%. Deed restrictions have expired but pattern of improvements are definitely
established and racial hazards are at a minimum. Zoning is mixed single-family
and multiple family. Convenience all readily available including rapid transit
to Los Angeles. This is the most popular and best district in South Pasadena and,
although some 50 years old, many original owners are still occupants. Construc-
tion is largely extra standard. Maintenance is of a character that offsets age
and obsolescence. Architectural designs, with few exceptions, are attractive and
as a whole are harmonious. Population is homogeneous. The section bounded by
Monterey Road, Garfield Avenue, Oak Avenue and Milan Avenue would almost merit a
first grade classification. The area as a whole will undoubtedly trend toward
rental properties on account of the natural advantages of its location, being not
only close to convenience but also to Los Angeles transportation. Lot values are
stabilized at around $25 to $30 a front foot. This area should retain its desira-
bility for many years to come and is accorded a "high blue" grade.

9. LOCATION: South Pasadena
   SECURITY GRADE: 2nd
   AREA NO.: 37
   DATE: 11-39