AREA DESCRIPTION

1. POPULATION:
   a. Increasing
   b. Class and Occupation: white collar clericals, etc. Income $1800-3000 and up
   c. Foreign Families: Few
      Nationalities: None
      d. Negro 0
   e. Shifting or Infiltration: None

2. BUILDINGS:
   a. Type and Size
   b. Construction: Stucco
   c. Average Age: 12 years
   d. Repair: Fair to good
   e. Occupancy: 98%
   f. Owner-occupied: 85%
   g. 1935 Price Bracket
      $3500-4500
      % change
      h. 1937 Price Bracket
      $3750-5000
      %
      i. 1939 Price Bracket
      $3750-5000
      %
   j. Sales Demand: Fair
   k. Predicted Price Trend
      (next 6-12 months): Static
   l. 1935 Rent Bracket
      $32,50-42,50
      % change
   m. 1937 Rent Bracket
      $32,50-42,50
      %
   n. 1939 Rent Bracket
      $32,50-42,50
      %
   o. Rental Demand: Good
   p. Predicted Rent Trend
      (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
   5-6 rm stucco

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

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

6. MORTGAGE FUNDS: 
   Ample (FHA)

7. TOTAL TAX RATE PER $1000 (1937) $4.20

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to rolling. Hillside above Hillcrest Blvd. No construction hazards. Land improved 60%. Deed restrictions covering part of area provide for single-family structures and protect against racial hazards. Zoning mixed but largely single-family residential. Conveniences are all reasonably available. This is the best residential area in Monrovia and has slowly developed over the past 35 years or more. It is currently experiencing its greatest activity. Improvements are extremely heterogeneous both as to age and type. New construction is of good quality and of attractive architectural designs. Maintenance generally indicates pride of occupancy. Population is largely homogeneous. The many old outmoded dwellings scattered throughout the area give it a spotted aspect. There are also a number of small acreage citrus groves. It is thought that the area will remain desirable for a number of years to come and it is accorded a "medium blue" grade.

9. LOCATION: Monrovia
   SECURITY GRADE: 2nd
   AREA NO.: B-10
   DATE: 5-2-39