**AREA DESCRIPTION**

Security Map of Los Angeles County

1. **POPULATION:**
   - **a. Increasing:** Moderately
   - **b. Decreasing:** Business & professional men, retired people, white collar workers & skilled mechanics. Income $1800-$7500
   - **c. Static:** Foreign Families
   - **d. Negro:** 0 %

2. **BUILDINGS:**
   - **PREDOMINATING:** 60 %
   - **OTHER TYPE:** 40 %
     - **a. Type and Size:**
       - 5-6 room
     - **b. Construction:**
       - Frame & Stucco
     - **c. Average Age:**
       - 10 years
     - **d. Repair:**
       - Good
     - **e. Occupancy:**
       - 99%
     - **f. Owner-occupied:**
       - 70%
     - **g. 1935 Price Bracket:**
       - $1000-$5500
     - **h. 1937 Price Bracket:**
       - $1400-$6000
     - **i. 1939 Price Bracket:**
       - $1900-$6000
     - **j. Sales Demand:**
       - Good east to 21st St.
     - **k. Predicted Price Trend:**
       - Static
     - **l. 1935 Rent Bracket:**
       - $35 - 50
     - **m. 1937 Rent Bracket:**
       - $40 - 55
     - **n. 1939 Rent Bracket:**
       - $45 - 60
     - **o. Rental Demand:**
       - Good
     - **p. Predicted Rent Trend:**
       - Static to down

3. **NEW CONSTRUCTION** (past yr.)
   - **No.** 70
   - **Type & Price:** $5000-$7500
   - **How Selling:** Readily

4. **OVERHANG OF HOME PROPERTIES:**
   - **a. HOLC:** 6
   - **b. Institutions:** Few

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

6. **MORTGAGE FUNDS** (FHA)
   - **Ample:**
   - **TOTAL TAX RATE PER $1000** (1938-1939) $56.50

7. **DESCRIPTION AND CHARACTERISTICS OF AREA:**
   Terrain: Level to rolling with favorable grades. No construction hazards. Land improved 80%. Deed restrictions provide for single-family construction and protects against racial hazards. Conveniences are all readily available. This rather extended area was subdivided some 20 years ago and has since had a favorable development. During the past few years under the stimulus of FHA financing it has experienced increased activity. Construction ranges from standard to extra quality and maintenance is of excellent character indicating high pride of occupancy. From 17th St. west improvements average older and are less imposing. Between 17th & 21st Sts. is a section that would almost rate first grade, and this same class of development is extending from 21st St. east, which is the newest part of area and the scene of the majority of the new construction. While income levels vary in different sections the population as a whole is homogeneous. This location, which is a desirable one, offers many marine and mountain view homesites. Proximity to the beaches, Brentwood and Riviera Golf and Country Clubs are favorable influences. Rent values, as is natural in a seaside community, are somewhat seasonal in character. This area, as has been indicated, ranges from low blue, high blue to modual blue from west to east, is accorded a "modual blue" grade.

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**

**Santa Monica**

9. **LOCATION** North of Montana St. SECURITY GRADE: 2nd
   - **AREA NO.:** 3-51
   - **DATE:** 3-3-39
   **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.