AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing  Rapidly  Decreasing  Static
   Young business executives, professional & business
   b. Class and Occupation  men & white collar workers, Income $1800-3600 & up
   c. Foreign Families  Nationalities  d. Negro  None apparent

2. BUILDINGS:
   a. Type and Size  5-6 rm bungalows
   b. Construction  Stucco & frame
   c. Average Age  5 years
   d. Repair  Fair to good
   e. Occupancy  96%
   f. Owner-occupied  85%
   g. 1935 Price Bracket $4250-6000 1935 Rent Bracket $35.50
   h. 1937 Price Bracket $4750-6500 1937 Rent Bracket $40-
   i. 1939 Price Bracket $4750-6500 1939 Rent Bracket
   j. Sales Demand Good
   k. Predicted Price Trend Static (next 6-12 months)
   l. 1935 Rent Bracket $35.50
   m. 1937 Rent Bracket $40-
   n. 1939 Rent Bracket
   o. Predicted Rent Trend Static (next 6-12 months)
   p. Predicted Rent Trend 300 E. of Harvard 5 & 6 rms

3. NEW CONSTRUCTION (past yr.) Type & Price $6500-6600 How Selling Readily
   50 W. of Harvard

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

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 0 b. Institutions  few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1933-) $56.50 1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
Terrain:  Level to rolling with considerable elevation in northeast part. Land improved 75%. Deed restrictions limit improvements to single-family dwellings, provide for minimum costs and protect against racial hazards. All conveniences readily available. This area was subdivided approximately 15 years ago but development was negligible and until 1935 when, under stimulus of promotional effort and FHA Title II financing, the district became one of the "hot spots" of Santa Monica. Construction and maintenance are of excellent quality. Architectural designs of new improvements are harmonious, and population, most of which is younger married people, is homogeneous. Proximity to the Brentwood Golf Club is a favorable influence and adjacent to declining areas is an unfavorable factor. The area is very close to being first grade, but presence of a number of older structures and unfavorable factor just mentioned seem to warrant assignment of a "high blue" grade.

9. LOCATION Wilshire-Carmelina SECURITY GRADE 2nd + AREA NO. B-53 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.