AREA DESCRIPTION
Security Map of Los Angeles County

   Decreasing
b. Class and Occupation and white collar workers. Income $1000-3000 & up
c. Foreign Families & Nationalities. Italians (not subversive) d. Negro. None%
e. Shifting or Infiltration None apparent

2. BUILDINGS:
PREDOMINATING OTHER TYPE
a. Type and Size 5 & 6 rooms
b. Construction Frame & stucco
 c. Average Age 4 years or less
d. Repair Good
e. Occupancy 99%
f. Owner-occupied 90%
g. 1935 Price Bracket
   % change
   Built
   $ Very sparsely
h. 1937 Price Bracket $1000-5500
   % change
i. 1939 Price Bracket $1000-5500
   % change
j. Sales Demand Good
k. Predicted Price Trend (next 6-12 months)
   Static
l. 1935 Rent Bracket
   % change
   Very few
m. 1937 Rent Bracket $35 - 50
   % change
n. 1939 Rent Bracket $35 - 50
   % change
o. Rental Demand Good
p. Predicted Rent Trend (next 6-12 months)
   Static

3. NEW CONSTRUCTION (past yr.)
   Type & Price
   Selling
   Easily

4. OVERHANG OF HOME PROPERTIES: a. HOLC 2
   b. Institutions 0

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

6. MORTGAGE FUNDS. (FHA) 7. TOTAL TAX RATE PER $1000 (1937 $1.65-$0.59)

8. DESCRIPTION AND CHARACTERISTICS OF AREA: Terrain: Level with favorable grade:
   No construction hazards. Land improved 70%. Deed restrictions provide for types of
   improvements, uniform setback, architectural supervision and protection against
   racial hazards in perpetuity. Zoning is single-family residential with provision for
   trading center at intersection of Hollman Ave. and Ramona Blvd., and multi-family
   dwellings in certain specified blocks. No structure can occupy less than 5000 sq.ft.
   Conveniences are all readily available. Interurban transportation to Los Angeles is
   particularly good and fares cheap. This area was subdivided some 12 or 14 years ago
   but there was very little development until 1935. Since that time, under stimulus of
   well directed sales effort and FHA Title II financing, the district has been somewhat
   of a "hot spot". Construction is all of standard quality or better. Maintenance
   shows high pride of ownership. Architectural designs are attractive and harmonious.
   Population is homogeneous, largely commuters to Los Angeles. Lot values are comparably
   reasonable running around $20 per front foot. There are a few small multiple
   family dwellings in the eastern part, largely along Hollman Ave., but these blend
   with single-family improvements. Owing to its closeness to Los Angeles and the con
   venience and cheapness of transportation, the future of area seems assured. It is a
   favorite lending territory for all classes of mortgage institutions. The area south
   of Hollman Ave. is of distinctly lower quality and the improvements older and less
   homogeneous. This same criticism can be directed at the extreme western portion of
   the area along Churnwood Ave. and Westmont Dr. There is a difference of opinion as
   to rating of this area, running from "high B" to "med. A", which is understandable.

9. LOCATION Alhambra SECURITY GRADE 2nd + AREA NO. 9-55. DATE=13-11-73
   However, it is thought that the best reflection is a grade of "high blue".