AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Professional & business men, r. executives
   c. Foreign Families: None
   d. Negro: None
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: Predominating 90% 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: $Very sparsely built
   h. 1937 Price Bracket: $1,000-5,500
   i. 1939 Price Bracket: $1,000-5,500
   j. Sales Demand: Good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $Very few
   m. 1937 Rent Bracket: $35-50
   n. 1939 Rent Bracket: $35-50
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.):
   - Type & Price $4,500-6,000
   - How Selling: Readily

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

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 2
   b. Institutions: 0

6. MORTGAGE FUNDS: Ample (FHA)

7. TOTAL TAX RATE PER $1000 (1937-38):
   - $1.45

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grade. Land improved 70%. Rezoning provides for types of improvements, uniform setback, architectural supervision and protects 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 comparatively 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 convenience 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 "mod. A", which is understandable.

9. LOCATION: Alhambra SECURITY GRADE 2nd + AREA NO. 8-55 DATE 10-1-35
   However, it is thought that the best reflection is a grade of "high blue".