AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Rapidly
   b. Decreasing: Slowly
   c. Static
   d. Business & professional men, white collar workers.

2. Class and Occupation:
   a. Motion picture employees, etc.
   b. Income $1800-3600

3. Foreign Families: 0 %

4. Shifting or Infiltration: Improving class and type of improvements

5. BUILDINGS:
   a. Type and Size
      9 & 6 room bungalows

6. Construction
   a. Frame & stucco

7. Average Age
   a. 8 years

8. Repair
   a. Fair to good

9. Occupancy
   a. 97%

10. Owner-occupied
    a. 60%

11. 1935 Price Bracket
    a. $1500-3000

12. 1937 Price Bracket
    a. $2000-3500

13. 1939 Price Bracket
    a. $2500-4000

14. 1935 Rent Bracket
    a. $40 - 60

15. 1937 Rent Bracket
    a. $50 - 75

16. 1939 Rent Bracket
    a. $60 - 100

17. Sales Demand
    a. Good

18. Predicted Price Trend
    a. Moderately up

19. Predicted Rent Trend
    a. Static to upward

20. 5 & 6 rm bungalow

21. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      9 & 6 rm bungalow $1500-3000

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

23. SALE OF HOME PROPERTIES
   a. HOLC
   b. Institutions

24. MORTGAGE FUNDS
   a. Ample

25. TOTAL TAX RATE PER $1000 (1939) $5.295

26. DESCRIPTION AND CHARACTERISTICS OF AREA:
   a. Terrain: Low lying level to rolling
   b. Some fills constitute construction hazards.
   c. Land improved 65%.
   d. Deed restrictions provide for minimum cost of $3500.
   e. Both restrictions and zoning limit improvements to single-family residences.
   f. Multi-family dwellings are permitted on Beverly Glen Road and business structures on Westwood Blvd.
   g. Conveniences are available.
   h. This area was subdivided about 15 years ago.
   i. Early development was not rapid and many of the improvements during that period were of questionable construction.
   j. During the past 5 years activity has steadily increased and currently it is a "hot spot".
   k. In the older parts area presents a somewhat heterogeneous appearance owing to diversity of age and types.
   l. New construction, however, has minimized this defect and in newer portions improvements, maintenance and architectural designs are harmonious and of much better quality.
   m. While there are a number of multi-family structures they are of the smaller types and are confined to definite sections.
   n. This is a medium income area of moderately priced homes.
   o. Lot values range from $20 to $25 per front foot and these comparatively low prices have attracted a number of speculative builders.
   p. Mortgage institutions report highly satisfactory lending operations here.
   q. Proximity to U.C.L.A. and 20th Century Fox Studios, as well as the new Paramount Studio, should insure stability and an upward trend for many years to come.
   r. While somewhat spotted in parts the area lies in the path of the community's growth and is thought to be entitled to a "medium blue" grade.

9. LOCATION
   a. Westwood
   b. SECURITY GRADE: 2nd
   c. AREA NO.: B-58
   d. DATE: 2-2-
   e. 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.