AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
a. Increasing  Moderately  Decreasing  Static  
b. Class and Occupation:  
   Business & professional men, minor executives, white collar workers, etc. Income $1600-3000

c. Foreign Families 0 %  
   Nationalities  
   d. Negro 0 %  
   Infiltration of inharmonious Jewish element

e. Shifting or Infiltration predicted. Thought remote.

2. BUILDINGS:  
   PREDOMINATING  90 %  OTHER TYPE  %
   a. Type and Size  6-7 rm bungalows
   b. Construction  Stucco
   c. Average Age  8 years
   d. Repair  Good
   e. Occupancy  98%
   f. Owner-occupied  65%
   g. 1935 Price Bracket $5750-7290 $ change
   h. 1937 Price Bracket $6500-8000 $ change
   i. 1939 Price Bracket $6500-8000 $ change
   j. Sales Demand  Fair to good
   k. Predicted Price Trend (next 6-12 months)  Static
   l. 1935 Rent Bracket $40 - 60 $ change
   m. 1937 Rent Bracket $45 - 65 $ change
   n. 1939 Rent Bracket $45 - 70 $ change
   o. Rental Demand  Good
   p. Predicted Rent Trend (next 6-12 months)  Static (now tops)

3. NEW CONSTRUCTION (past yr.)  
   a. Type & Price  $7500-9000  How Selling  Fair

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 (1939) $52.70 1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain:  Level with rather inadequate drainage, owing to lack of grades. Adobe soil offers a slight construction hazard. Land improved 90%. Deed restrictions offer full protection and zoning is also favorable. Conveniences are all adequate and readily available. This area was subdivided some 12 years ago and it developed very rapidly. It is a popular district and construction, maintenance and architectural design are of high order. The population is homogeneous and improvements are uniform. Lot values run from $45 to $50 per front foot. Wilshire Blvd., which bisects the area, is a distinct traffic hazard. While this area has a high appeal and is very popular, the fact that it is almost completely developed precludes better than a "modal blue" classification.

9. LOCATION: Robertson to Arnez  SECURITY GRADE 2nd  AREA NO. 8-61  DATE 2-1-39
   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.