AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, motion picture executives & technicians and retired people, income $5000-$8000 & up
   c. Foreign Families: 0%
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size:
      - Predominating: 7-9, 2 story singles
      - Other Type: 7 rm bungalows
   b. Construction:
      - Predominating: Stucco
      - Other Type: Stucco
   c. Average Age:
      - Predominating: 7 years
      - Other Type: 8 years
   d. Repair:
      - Predominating: Excellent
      - Other Type: Excellent
   e. Occupancy:
      - Predominating: 98%
      - Other Type: 98%
   f. Owner-occupied:
      - Predominating: 75%
      - Other Type: 75%
   g. 1935 Price Bracket:
      - Predominating: $6500-$11,500
      - Other Type: $7500-$12,500
   h. 1937 Price Bracket:
      - Predominating: $7500-$12,500
      - Other Type: $8500-$10,000
   i. 1939 Price Bracket:
      - Predominating: $8500-$10,000
      - Other Type: $9500-$12,500
   j. Sales Demand:
      - Predominating: Fair
      - Other Type: Fair
   k. Predicted Price Trend:
      - Next 6-12 months:
         - Predominating: Static
         - Other Type: Static
   l. 1935 Rent Bracket:
      - Predominating: $90-$115
      - Other Type: $100-$125
   m. 1937 Rent Bracket:
      - Predominating: $100-$125
      - Other Type: $110-$135
   n. 1939 Rent Bracket:
      - Predominating: $110-$135
      - Other Type: $120-$140
   o. Rental Demand:
      - Predominating: Good
      - Other Type: Good
   p. Predicted Rent Trend:
      - Next 6-12 months:
         - Predominating: Static to down
         - Other Type: Static to down

3. NEW CONSTRUCTION (past yr.):
   a. Predominating:
      - HOLC: 0
      - Institutions: 5
   b. Other Type:
      - HOLC: 0
      - Institutions: 0

4. OVERHANG OF HOME PROPERTIES:
   a. Predominating: None offered for sale as yet
   b. Other Type:
      - Predominating: None offered for sale as yet
      - Other Type: None offered for sale as yet

5. SALE OF HOME PROPERTIES (past yr.):
   a. Predominating:
      - HOLC:
      - Institutions:
   b. Other Type:
      - Predominating:
      - Other Type:

6. MORTGAGE FUNDS:
   a. Predominating:
      - Predominating:
      - Other Type:
   b. Other Type:
      - Predominating:
      - Other Type:

7. TOTAL TAX RATE PER $1000 (1936-39): $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades. With the exception of a few filled lots, there are no construction hazards. Land improved 95%. There are adequate deed restrictions and the area is permanently zoned. Conveniences are all readily available and the streets are particularly well improved. The area was subdivided about 15 years ago and has had a uniform development. This is an unusually harmonious development, architectural design, construction and maintenance being of excellent quality. The population is homogeneous and exhibits a high pride of ownership. Many of the homes are still occupied by original owners. Much of the new construction in the area has been in the southern part of the area and while not quite so imposing as the old improvements, are uniformly good. Olympic Blvd. is a traffic hazard. Average lot values average around $70 per front foot. This area has all the qualifications of a "green" area but, owing to a large percentage of development, it is not thought that better than a "high blue" grade should be accorded.

9. LOCATION: Cromwell Drive
   SECURITY GRADE: 2nd + AREA NO.: B-62
   DATE: 3-1-39
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