AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing ______ Decreasing _ Static Yes
   b. Class and Occupation: Business and professional men, studio technicians, retired people, etc. Income $2000-5000 and up
   c. Foreign Families 0 % Nationalities
   d. Negro 0 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   PREDOMINATING 90 %
   OTHER TYPE %
   a. Type and Size 6-7 rm bungalows
   b. Construction Stucco
   c. Average Age 10 years
   d. Repair Good
   e. Occupancy 98%
   f. Owner-occupied 75%
   g. 1935 Price Bracket $6000-7500 % change $ % change
   h. 1937 Price Bracket $6500-8500 % %
   i. 1939 Price Bracket $6500-8500 % %
   j. Sales Demand Fair
   k. Predicted Price Trend Static (next 6-12 months)
   l. 1935 Rent Bracket $55 - 65 % change $ % change
   m. 1937 Rent Bracket $60 - 75 % %
   n. 1939 Rent Bracket $60 - 75 % %
   o. Rental Demand Good
   p. Predicted Rent Trend Static (next 6-12 months) 6 room

3. NEW CONSTRUCTION (past yr.)
   Type & Price $7500-8500 How Selling Readily

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 2
   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 (1938-39) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with no construction hazards. Land improved 95%. Highly deed restricted and permanently zoned. Single-family residential. Conveniences are all readily available and streets are exceptionally well improved. The area was subdivided some 15 or 16 years ago and has had a uniform development since that time. This area is one of the best small home bungalow areas in the whole community. Construction, maintenance and architectural designs are of excellent quality. The population is homogeneous and improvements harmonious. Olympic Blvd. is a traffic hazard. Area will retain its charm as a residential section for a great many years to come. Lot values average around $13 to 850 per front foot. Due to the percentage of land improvements, it does not seem feasible to accord the area better than a "high blue" grade.

9. LOCATION Olympic Blvd. & Doheny Drive SECURITY GRADE 2nd *AREA NO. B-63 DATE 3-1-39
   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.