AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  
   b. Decreasing  
   c. Static  
   Yes

   Business & professional men, Jr. executives, motion picture employees. Income $2000-5000 and up

   c. Foreign Families:  
   o % Nationalities  
   d. Negro:  
   o %

   Multi-family residences are encroaching and threat shifting or infiltration of business on Sunset Boulevard.

2. BUILDINGS:  
   PREDOMINATING 65 %  
   OTHER TYPE 35 %

   a. Type and Size  
   8-10 rm, 2 story

   b. Construction  
   Stucco

   c. Average Age  
   20 years

   d. Repair  
   Good

   e. Occupancy  
   97%

   f. Owner-occupied  
   60%

   g. 1935 Price Bracket:  
   $6500-10,000

   % change

   h. 1937 Price Bracket:  
   $10,000-12,500

   %

   i. 1939 Price Bracket:  
   $10,000-12,500

   %

   j. Sales Demand  
   Slow

   k. Predicted Price Trend (next 6-12 months)  
   Static

   l. 1935 Rent Bracket:  
   $65 - 90

   % change

   m. 1937 Rent Bracket:  
   $80 - 110

   %

   n. 1939 Rent Bracket:  
   $65 - 90

   %

   o. Rental Demand:  
   Poor

   p. Predicted Rent Trend (next 6-12 months)  
   Downward

3. NEW CONSTRUCTION (past yr.)  
   No  
   Type & Price: $9000-10,000
   How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC:  
   2

   b. Institutions:  
   Few

5. SALE OF HOME PROPERTIES (last 3 yr.)  
   a. HOLC:  
   7

   b. Institutions:  
   Few

6. MORTGAGE FUNDS:  
   Ample

7. TOTAL TAX RATE PER $1000 (193 8)  
   $62.70

1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to hillside with a canyon in the hatched portion. There are comparatively few construction hazards. Land improved, exclusive of hatched portion, 90%. The area is deed restricted and is protected against infiltration of subversive racial elements. Deed provisions and zoning limit construction principally to single-family residences with multi-family residences being permitted in certain stated locations. Conveniences are all readily available. This area was subdivided and placed on the market about 25 years ago and is a popular residential district. Type of improvements cover a wide range, running from five-room bungalows to ten-room, two-story residences, some of them being of the mansion type. Maintenance is uniformly good and architectural design is generally so. Population is homogeneous and the area as a whole gives the impression of being harmonious. Residential lot values approximate $10 per front foot. While permitted in some parts, there are very few multi-family dwellings and these conform to the general pattern of the neighborhood. Age and obsolescence, while minimized by excellent upkeep, are present. It is believed, however, that the area will remain desirable for a number of years to come, and is, therefore accorded a "medial blue" grade.


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.