AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  Slowly  Decreasing  Static  
   b. Class and Occupation  
      Business and professional men, white collar  
      White collar workers, skilled artisans, etc., Income $3000-$5000  
   c. Foreign Families  0%  
      Nationalities  
   d. Negro  0%  
   e. Shifting or Infiltration  
      Jewish population increasing - now amounts to about 50%

2. BUILDINGS:  
   a. Type and Size  
      Predominating 90%  
      (6 rm. predominant - 3 bdrms, 1 bath)  
      Other Type  
   b. Construction  
      Stucco  
   c. Average Age  
      12 yrs.  
   d. Repair  
      Good  
   e. Occupancy  
      98%  
   f. Owner-occupied  
      65%  
   g. 1935 Price Bracket  
      $1500-5250  
      % change  
   h. 1937 Price Bracket  
      $5500-6500  
      % change  
   i. 1939 Price Bracket  
      $6000-7000  
      % change  
   j. Sales Demand  
      Fair  
   k. Predicted Price Trend  
      (next 6-12 months)  
      Static  
   l. 1935 Rent Bracket  
      $100-50  
      % change  
   m. 1937 Rent Bracket  
      $50-60  
      % change  
   n. 1939 Rent Bracket  
      $50-60, 1937, 1939  
      Weaker than  
   o. Rental Demand  
      Good  
   p. Predicted Rent Trend  
      (next 6-12 months)  
      Static to down  

3. NEW CONSTRUCTION (past yr.)  
   No. 6  
   Type & Price  
   How Selling  
   Owner built  

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

5. SALE OF HOME PROPERTIES (last yr.)  
   a. HOLC  
   b. Institutions  

6. MORTGAGE FUNDS:  
   7. TOTAL TAX RATE PER $1000 (1939)  
      $52.70  
      1939  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level with no construction hazards. Land improved 90%. Deed restrictions and zoning limit improvements to single-family dwellings. Deed provides protection against subversive racial elements. Conveniences are all readily available, transportation being supplied by buses. Development of this uniform bungalow neighborhood was begun some 14 or 15 years ago. Construction is sound, maintenance good and architectural designs are generally pleasing. The large percentage of Jewish people is said to adversely affect the homogeneity of the population. Adjacence to multi-family areas is a detrimental influence. Lending institutions report a satisfactory loan experience in this area. While there is not much room for further development in the area, it has by no means lost its charm and appeal, and indications are that it will remain a desirable neighborhood for a number of years to come. It is therefore accorded a "low blue" grade.

Rosewood - La Jolla

9. LOCATION  
   District  
   SECURITY GRADE 2nd  
   AREA NO. B-65  
   DATE 2-24-39

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