AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing ______ Slowly ______ Decreasing ______ Static ______
   Business and professional men, white collar
b. Class and Occupation ________ workers, skilled artisans, etc. Income $1800-3000
c. Foreign Families 0 % Nationalities ________ d. Negro 0 %
e. Shifting or Infiltration Jewish population increasing - now amounts to about 50%

2. BUILDINGS: PREDOMINATING 90 % OTHER TYPE %
a. Type and Size ________ 6-8 room bungalow
   5-6 room bungalow
b. Construction ________ Stucco
   ________
c. Average Age ________ 12 yr.
   ________
d. Repair ________ Good
   ________
e. Occupancy ________ 98%
   ________
f. Owner-occupied ________ 65%
   ________
g. 1935 Price Bracket $1500-5250 %change $________ %change $________
h. 1937 Price Bracket $5500-6500 %________ $________ %________
i. 1939 Price Bracket $6000-7000 %________ $________ %________
j. Sales Demand ________ Fair
   ________
k. Predicted Price Trend (next 6-12 months) ________ Static
   ________
l. 1935 Rent Bracket $110-50 %change $________ %change $________
m. 1937 Rent Bracket $50-60 ________ ________
   ________ in 1937 ________ ________ %________
n. 1939 Rent Bracket $50-60 ________ ________
   ________
o. Rental Demand ________ Good
   ________
p. Predicted Rent Trend (next 6-12 months) ________ Static to down ________ 6 rooms
   ________

3. NEW CONSTRUCTION (past yr.) No. ________ Type & Price ________ 3600-7500 ________ How Selling ________ Owner built

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

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

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. Adjoining 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 ________ AREA NO. ________ DATE 2-21-39

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