AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Slowly
   b. Class and Occupation: Business & professional men, white collar workers,
skilled artisans, etc. Income $2500 to $7500 & up
   c. Foreign Families: 0 % Nationalities: Increasing Jewish population
   d. Negro: 0 %
   e. Shifting or Infiltration: Increasing Jewish population

2. BUILDINGS:
   a. Type and Size: 5-7 rooms
   b. Construction: STucco
   c. Average Age: 12 yrs.
   d. Repair: Good
   e. Occupancy: 99%
   f. Owner-occupied: 75%
   g. 1935 Price Bracket: $4000-7000
      % change: $     % change: $
   h. 1937 Price Bracket: $5000-8000
      % $     % $
   i. 1939 Price Bracket: $5000-8000
      % $     % $
   j. Sales Demand: Good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $15-60
      % change: $     % change: $
   m. 1937 Rent Bracket: $55-75
      % $     % $
   n. 1939 Rent Bracket: $55-75
      % $     % $
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): No
   Type & Price: $5750-9000
   How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (last yr.):
   a. HOLC: 1
   b. Institutions: Few

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

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades; no construction hazards. Land improved 85%. Zoning is for single-family dwellings with multi-family structures permitted in southern part between 2nd & 3rd Sts. and on a few blocks on Oakwood and Rosewood Avenues in northern part. Conveniences are all readily available. Transportation being supplied by buses. That part of area north of Beverly Blvd. was subdivided in early 20's, and improvements are uniformly of the bungalow type. The section south of Beverly was opened up within past 10 years and has many two-story dwellings. However, the area as a whole is characterized by residences of good construction, maintenance which shows pride of ownership, architectural designs which are harmonious and a population which is in general homogeneous, although infiltration of Jewish families is said to be somewhat disrupting. The area will be affected by decision of County supervisions relative to zoning the unincorporated district to the south and west, which is now before that body for determination. It is believed that the action taken will affect the grade of the area. Without taking this factor into consideration, the area is accorded an "as is" grade of "modial blue".

9. LOCATION: Beverly-Fuller Distr., SECURITY GRADE: 2nd
   AREA NO. B-66
   DATE: 25-39

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