AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Professional & business men, retired capitalists, etc.
   c. Foreign Families: 0 %
   d. Negro: 0 %

2. BUILDINGS:
   a. Type and Size: 8-10 rooms
   b. Construction: Stucco & masonry
   c. Average Age: 12 years
   d. Repair: Good
   e. Occupancy: 98%
   f. Owner-occupied: 75%
   g. 1935 Price Bracket: $8000-20,000
   h. 1937 Price Bracket: $10,000-35,000
   i. 1939 Price Bracket: $10,000-35,000
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $75 - 150
   m. 1937 Rent Bracket: $100 - 185
   n. 1939 Rent Bracket: $100 - 175
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price: $11,000

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC: 2
   b. Institutions: Few

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (1938) $52.70

1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades and no construction hazards. Land improved 95%. Deed restrictions provide for single-family dwellings to cost a minimum of $8000, and protects against subversive racial hazards in perpetuity. Zoning is single-family residential. Conveniences are all readily available. This area was subdivided about 18 years ago and has been a highly regarded district from its inception. While price range shown above is on the basis of a 50 foot lot, most building sites are much larger; current lot values are around $50 per front foot. Construction and maintenance are of excellent quality, setback are uniform, architectural designs are harmonious and population homogeneous. While not an arterial highway, Highland Ave. carries heavy traffic, which adversely affects desirability of properties on that thoroughfare. This is one of the best residential areas on the west side and would be given first grade if it were not so completely developed. It will remain a desirable residential area for many years to come and is accorded a "high blue" grade.

9. LOCATION: Wilshire Dist. Security Grade: 2nd + Area No. B-71 Date: 2-24-39