AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, Jr. executives and white collar workers, Income $2500-6000
   c. Foreign Families: 0%
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 6 to 8 rooms
   b. Construction: Frame, stucco & brick
   c. Average Age: 6 years
   d. Repair: Good
   e. Occupancy: 98%
   f. Owner-occupied: 80%
   g. 1935 Price Bracket: $1500-3000
   h. 1937 Price Bracket: $3000-5000
   i. 1939 Price Bracket: $5000-9000
   j. Sales Demand: Good
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $15 - 80
   m. 1937 Rent Bracket: $50 - 90
   n. 1939 Rent Bracket: $90 - 185
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price: 6 & 7 rm.
   b. How Selling: Readily

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 0
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (.3 yr.):
   a. HOLC: 0
   b. Institutions: Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1939): $52.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Hilltops and hillsides. Construction hazards in many places. Land improved 100% out of possible 95%. Deed restricted largely to single-family improvements with provision for multiple-family structures in definite locations. Zoning conforms to deed restrictions. Conveniences are all readily available except transportation which is only fairly so; however, this is largely a two-car neighborhood. This area was subdivided some 15 years ago and has experienced a more or less spasmodic development, its greatest activity having been since the advent of FHA financing. Construction is of good quality and maintenance shows pride of ownership. Population is homogeneous and generally economically sound. There is a lack of uniformity in architectural designs and promotional effort on the part of sponsors leaves something to be desired. This undoubtedly accounts for a seeming lack of building progress. Although deed restrictions permit multi-family structures in stated locations, there are as yet comparatively few such improvements. There is a wide variance in size and price of homesites, but values have been quite stable for the past 3 years. There are a few Japanese gardeners in the area but they are not considered permanent residents. Scattered throughout are a number of blocks which could be graded "A", but the area as a whole is accorded a "high blue" grade.

9. LOCATION: Silver Lake Dist. SECURITY GRADE: 2nd + AREA NO.: B-74. DATE: 1-3-39