AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing Static
   Professional & business men, retired people
b. Class and Occupation: Professional & business men, retired people
   and white collar workers. Income $1800-3600 & up
c. Foreign Families Few Nationalities None subversive
d. Negro 0%
e. Shifting or Infiltration Possible threat of encroachment of apartment houses, etc.

2. BUILDINGS: PREDOMINATING 85 OTHER TYPE 7%
   a. Type and Size 5, 6 & 7 rooms
   b. Construction Frame, stucco & masonry
   c. Average Age 12 years
   d. Repair Good
   e. Occupancy 98%
   f. Owner-occupied 80%
g. 1935 Price Bracket $3500-5500 % change $  % change
   h. 1937 Price Bracket $3750-5750 % $ %
i. 1939 Price Bracket $3750-5750 % $ %
j. Sales Demand Good
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $30 - 50 % change $ % change
   m. 1937 Rent Bracket $35 - 55 % $ %
n. 1939 Rent Bracket $35 - 60 % $ %
o. Rental Demand Good
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No. Type & Price $1500-6500 How Selling Moderately

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

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 1 b. Institutions Few

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER $1000 (1937-2) $16.60

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to hillside and hilltop. No construction hazards. Land improved 
   75%. Zoning is mixed. Largely single-family (30%) and duplexes (10%); multiple- 
   family (20%) and apartment houses (10%). Regardless of zoning, however, the area 
   is predominantly single-family and pattern is well established. Conveniences 
   are all readily available, including interurban transportation to Los Angeles. 
   Development of this section has been under way in an orderly fashion for a number 
   of years, but it is believed that it has experienced its greatest activity during 
   the past 2 or 3 years under stimulus of FHA Title II financing. Construction runs 
   from standard to extra standard quality; maintenance is of excellent character. 
   Architectural designs are individually attractive and collectively harmonious. 
   Population and improvements are homogeneous. This area stood up particularly well 
   during the depression and rentals continued in demand during this period. Resi-
   dential lot values range between $20 and $25 per front foot. Due to rental demand 
   a number of large old houses have been converted into rental units and a number of 
   small multiples have been constructed. This area is favorably influenced by 
   other high grade areas in nearby cities to the north. The area is accorded a 
   "modial blue" grade.

9. LOCATION Northwest Alhambra SECURITY GRADE 2nd AREA NO. B-77 DATE 1-10-29
   CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.