AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Moderately
   b. Class and Occupation: Professional & business men, white collar workers,
   c. Foreign Families: 0 % Nationalities: —
   d. Negro: 0 %
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5-6 rooms
   b. Construction: Stucco
   c. Average Age: 8 years
   d. Repair: Fair to good
   e. Occupancy: 98%
   f. Owner-occupied: 85%
   g. 1935 Price Bracket: $3500-5500
   h. 1937 Price Bracket: $4000-5500
   i. 1939 Price Bracket: $4500-6000
   j. Sales Demand: Fair to good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $30 - $40
   m. 1937 Rent Bracket: $35 - $50
   n. 1939 Rent Bracket: $40 - $50
   o. Rental Demand: Fair - good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.):
   No 35. Type & Price: $4500-6000

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 2
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 9
   b. Institutions: Many

6. MORTGAGE FUNDS:
   Ample

7. TOTAL TAX RATE PER $1000 (1937-8): $.52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level. No construction hazards. Land improved 90%. Deed restrictions govern improvements, provide for uniform "set backs" and protect against subversive racial elements. Conveniences are all readily available. This is a well planned district, with good streets, which was subdivided some 15 or more years ago, and is now nearing complete development. Construction is of high standard quality and maintenance is of good character. Harmonious architectural designs and uniform "set backs" add greatly to the appearance of the district. Population is of the median income level and is homogeneous. There are a number of multiple-family structures scattered throughout the area and these, coupled with high percent of development, preclude higher than a "median blue" grade.

9. LOCATION: Southwest
   SECURITY GRADE: 2nd
   AREA NO: B-83
   DATE: 2-16-39
   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.