AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing Moderately Decreasing Static
   b. Class and Occupation workers, etc. Income $1800-$3600 and up
   c. Foreign Families 0% Nationalities d. Negro 0% e. Shift or Infiltration of American Jewish families is noticeable.

2. BUILDINGS:
   a. Type and Size 5 & 6 rm bungalows
   b. Construction Stucco
   c. Average Age 7 years
   d. Repair Good
   e. Owner-occupied 85%
   g. 1935 Price Bracket $1250-$2500
   h. 1937 Price Bracket $1250-$2500
   i. 1939 Price Bracket $5000-$6000
   j. Sales Demand Good
   k. Predicted Price Trend Stable (next 6-12 months)
   l. 1935 Rent Bracket 50 - 150
   m. 1937 Rent Bracket 50 - 150
   n. 1939 Rent Bracket 50 - 150
   o. Rental Demand Stable - Good
   p. Predicted Rent Trend Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) Type & Price $1750-$2500 How Selling Moderately

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: Ample

7. TOTAL TAX RATE PER $1000 (1939) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling, No construction hazards. Land improved 75%. Deed restrictions generally limit improvements to single-family dwellings, but provide for multiple structures in designated locations. Also govern set backs and prevent against racial hazards. Schools, churches, recreational and trading centers conveniently available. Transportation is furnished by Pico Blvd. bus line. Area was subdivided and placed on the market some 15 years ago, but has experienced its greatest activity during the past 5 years. Much of new development has been the result of FHA financing. Construction and maintenance are of good character. Architectural designs are harmonious; population is homogeneous. The age differential in improvements is mitigated by quality of upkeep. The multi-family dwellings (mostly duplexes) in northern part do not apparently affect desirability. Proximity to parks, country clubs and motion picture studios are favorable influences. The area is accorded a "high blue" grade.

9. LOCATION Overland - Pico SECURITY GRADE 2nd + AREA NO. 3-99 DATE 3-13-39