AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing                          Decreasing                          Stable
   b. Class and Occupation: 
      Professional & business men, minor executives, office workers, etc. Income $1800-3600 and up
   c. Foreign Families: 0 % Nationalities -
   d. Negro: 0 %
   e. Shifting 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. Occupancy: 97%
   f. Owner-occupied: 85%
   g. 1935 Price Bracket: $1,250-$5,500
   h. 1937 Price Bracket: $1,450-$7,500
   i. 1939 Price Bracket: $5,000-$6,000
   j. Sales Demand: Good
   k. Predicted Price Trend (next 6-12 months): Stable
   l. 1935 Rent Bracket: $35 - 1.50
   m. 1937 Rent Bracket: $40 - 5.00
   n. 1939 Rent Bracket: $40 - 5.00
   o. Rental Demand: Stable - Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.):
   Type & Price: 147.50-250 How Selling: Moderately

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

5. SALE OF HOME PROPERTIES (last yr.):
   a. HOLC
   b. Institutions

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 protect 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.: B-96

DATE: 3-13-39