AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Moderately Decreasing Static
   Business and professional men, motion picture
b. Class and Occupation employees, skilled artisans, etc. Income $1500-$2000
   c. Foreign Families % Nationalities %
d. Negro %
e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size 5-10 room bungalows
   b. Construction
   c. Average Age 5 years
   d. Repair Good
   e. Occupancy 95%
   f. Owner-occupied 95%
   g. 1935 Price Bracket $3000-$4000 % change
   h. 1937 Price Bracket $4000-$5000 % change
   i. 1939 Price Bracket $5000-$6000 % change
   j. Sales Demand Good for new improvements otherwise only fair
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $600-$700 % change
   m. 1937 Rent Bracket $700-$800 % change
   n. 1939 Rent Bracket $800-$900 % change
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No
   Type & Price $5000-$8000
   How Selling Rapidly

4. OVERHANG OF HOME PROPERTIES: a. HOLC
   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 (1939) $2.14

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Low level, constituting drainage problem, and slight construction hazard. Land improved 2%. Deed restrictions limit improvements to single-family and protect against racial hazards. Conveniences are all available but not readily so. This area was subdivided and placed upon the market some 15 years ago. An Ad valorem bond issue halted development until it was eliminated approximately 3 years ago. Since that time, under stimulus of low priced lots ($10 to $15 per front foot) and FHA Title II financing, the area has become very active. Aside from some 40 or 50 structures about 15 years old, improvements are practically new. Construction is inclined to be substandard and even FHA Title II houses are barely standard. Maintenance is of fair to good quality. Improvements lack attractiveness, architectural designs being without appeal. Location is penalized by oil wells half mile to south and the big M.G.M. motion picture studio on the north, with low-lying undeveloped territory on south and west. There are a few duplexes along Jasmine St. on eastern border. While there are a number of unfavorable influences, current activity and low average age of improvements plus optimistic attitude of realtors, encourage the awarding of a "low blue" grade.

9. LOCATION Culver City Park SECURITY GRADE 2nd - AREA NO. 3-92 DATE 12-39
   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.