AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing    Decreasing    Static
   Income $3000-6000
   b. Class and Occupation: Professional & business men, movie executives & technicians
   c. Foreign Families 0 % Nationalities
   d. Negro 0 %
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months)
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION (past yr.)

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

5. SALE OF HOME PROPERTIES (3 yr)
   a. HOLC  6
   b. Institutions  Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 90%. Well conceived and highly deed restricted, provision being made for multi-family dwellings in definite scattered districts and streets. Conveniences readily available, including Carthay Circle; an exceptional trading and amusement center. Development of area began between 15 and 20 years ago but activity slackened materially during depression. For past five years area has been one of community's "hot spots". Lately, a large percent of improvements have been income properties, largely duplexes and quadruplexes. Owing to deed restrictions, these structures are in harmony with single-family dwellings. Construction, maintenance and architectural designs are of excellent quality. Population is homogeneous and improvements harmonious. Olympic and San Vicente Blvds. are definite traffic hazards. Parts of this area might justly be accorded a "low green" or "high blue" classification. This is particularly true of Alvira St. and adjacent thoroughfares from Whitworth Drive South; however, owing to the prevalence of income properties in the area as a whole, it is assigned a "low blue" grade.

9. LOCATION Carthay Circle Dist. SECURITY GRADE 2nd - AREA NO. B-96 DATE 3-10-39
   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.