AREA DESCRIPTION

1. POPULATION:  
a. Increasing  Rapidly  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  Home  

2. BUILDINGS:  
PREDOMINATING  65%  OTHER TYPE  30%  
a. Type and Size  6 & 7 rooms  Duplexes & 1-family  
b. Construction  Stucco (some frame)  Stucco  
c. Average Age  6 years  4 years  
d. Repair  Good  Good  
e. Occupancy  98%  92%  
f. Owner-occupied  75%  50%  
g. 1935 Price Bracket  $5000-6500  % change  
h. 1937 Price Bracket  $6000-7500  % change  
i. 1939 Price Bracket  $6000-7500  % change  
j. Sales Demand  Good  Fair  
k. Predicted Price Trend (next 6-12 months)  Static  Static  
l. 1935 Rent Bracket  $10 - 65  % change  
m. 1937 Rent Bracket  $50 - 75  % change  
n. 1939 Rent Bracket  $50 - 75  % change  
o. Rental Demand  Good  Fair  
p. Predicted Rent Trend (next 6-12 months)  Static  Static  

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  

7. TOTAL TAX RATE PER $1000 (1938)  

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. Develop­ 
ment 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 archi­ 
tectural designs are of excellent quality. Population is homogeneous and improve­ 
ments harmonious. Olympic and San Vicente Blvds. are definite traffic hazards. 
Parts of this area might justly be accorded a "low green" or "high blue" classifi­ 
cation. 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.