AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:  
a. Increasing: Decreasing: Static: Yes.  
Income $3000-7500 and up
b. Class and Occupation: Professional & business men, retired capitalists, executives, etc.
c. Foreign Families: Few % Nationalities: None subservive
d. Negro: 0 %
e. Shifting or Infiltration: None apparent

2. BUILDINGS:  
PREDOMINATING 65%  OTHER TYPE 35 %
a. Type and Size
8-10 rooms 6 & 7 rooms
b. Construction
Stucco & brick Stucco & frame
c. Average Age
18 years 15 years
d. Repair
Good Good
e. Occupancy
98% 98%
f. Owner-occupied
60% 65%
g. 1935 Price Bracket
$6500-12,000 & up $1500-7000
% change
h. 1937 Price Bracket
$8000-15,000 & up
% change
i. 1939 Price Bracket
$8000-15,000 & up
% change
j. Sales Demand
Poor to Fair
k. Predicted Price Trend
(6-12 months)
Static
l. 1935 Rent Bracket
$55 - 80
% change
m. 1937 Rent Bracket
$60 - 90
% change
n. 1939 Rent Bracket
$60 - 90
% change
o. Rental Demand
Fair
p. Predicted Rent Trend
(6-12 months)
Static Multi-family

3. NEW CONSTRUCTION (past yr.)
No. Type & Price
32000-80000 How Selling
Owner built

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

5. SALE OF HOME PROPERTIES (past yr.)
a. HOLC: 16
b. Institutions: Few

6. MORTGAGE FUNDS: Ample  
TOTAL TAX RATE PER $1000 (1938-39) $ 52.70

7. DESCRIPTION AND CHARACTERISTICS OF AREA:
Terrain: Level to rolling with no construction hazards. Land improved 90%. Provide for multi-family improvements north of Eighth St. and minimum size of single-family dwellings in other blocks of districts, also protects against racial hazards. Conveniences all readily available. This area was occupied by the Los Angeles Country Club until some 20 years ago when it was subdivided. Subsequent development was very rapid under stimulus of well conceived promotion. Improvements have been largely owner-built and construction and maintenance are of good quality. Deed provisions account for uniformity of size of improvements which give area a harmonious appearance and is also responsible for homogeneity of population. Proximity to Wilshire Blvd. trading area is a favorable influence. Owing to lack of activity and difficulty of establishing definite land values in area, the price ranges given above are tentative in their nature. The approaching expiration of deed restrictions is also an unsettling factor; however, it is thought that area will remain desirable for many years to come. The area is accorded a "low blue" grade. Old L.A. Country Club occupied this area until it was subdivided.

SECURITY GRADE: 2nd - AREA NO. B-28.
DATE: 3-2-39.