AREA DESCRIPTION

Security Map of Los Angeles County


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:
   a. Type and Size
      Predominating: 6-10 rooms Other Type: 6 & 7 rooms

   b. Construction
      Predominating: Stucco & brick Other Type: Stucco & frame

   c. Average Age
      Predominating: 15 years Other Type: 15 years

   d. Repair
      Predominating: Good Other Type: Good

   e. Occupancy
      Predominating: 98% Other Type: 98%

   f. Owner-occupied
      Predominating: 60% Other Type: 65%

   g. 1935 Price Bracket
      Predominating: $6000-12,000 up Other Type: $4500-7000 up

   h. 1937 Price Bracket
      Predominating: $8000-15,000 up Other Type: $5000-7500 up

   i. 1939 Price Bracket
      Predominating: $8000-15,000 up Other Type: $5000-7500 up

   j. Sales Demand
      Predominating: Poor to Fair Other Type: Fair

   k. Predicted Price Trend (next 6-12 months)
      Predominating: Static Other Type: Static

   l. 1935 Rent Bracket
      Predominating: $55 - 80 Other Type: $35 - 55

   m. 1937 Rent Bracket
      Predominating: $60 - 90 Other Type: $40 - 60

   n. 1939 Rent Bracket
      Predominating: $60 - 90 Other Type: $40 - 60

   o. Rental Demand
      Predominating: Fair Other Type: Good

   p. Predicted Rent Trend (next 6-12 months)
      Predominating: Static Other Type: Multi-family Static

3. NEW CONSTRUCTION (past yr.) No. 3

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

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 16 b. Institutions Few

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER $1000 (1938-) $ 52.70

8. 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.

9. LOCATION Country Club Park SECURITY GRADE 2nd - AREA NO. B-28 DATE 3-2-39