AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Rapidly
      Decreasing: Slightly
      Static: None
   b. Class and Occupation: Professional & business men, skilled artisans & white collar workers. Income $2000-5000
   c. Foreign Families: Few
      Nationalities: None subversive
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   PREDOMINATING 85 %
   OTHER TYPE 15 %
   a. Type and Size: 5 & 6 rooms
   b. Construction: Stucco
   c. Average Age: 8 years
   d. Repair: Good
   e. Occupancy: 97%
   f. Owner-occupied: 90%
   g. 1935 Price Bracket:
      $1200-5500 % change
   h. 1937 Price Bracket:
      $5000-6000 % change
   i. 1939 Price Bracket:
      $5000-6000 % change
   j. Sales Demand: Fair to good
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket:
      $35 - 50 % change
   m. 1937 Rent Bracket:
      $40 - 55 % change
   n. 1939 Rent Bracket:
      $40 - 55 % change
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): No
   a. Type & Price: Multi-family $5500-6500
      How Selling: Rapidly

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

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

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1939): $52.70
   1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades. No construction hazards. Land improved 75%. Deed restrictions and zoning provide for 1 and 4 family dwellings in designated blocks. Conveniences all readily available. Development of area began in the early 20's but owing to poor sponsorship and poorly conceived restrictions which have apparently been enforced in a haphazard manner, the area has never been as popular as its location and advantages would seem to warrant. Construction, maintenance and architectural designs, while good, are not of the highest quality. Population is generally homogeneous. Location of multi-family dwellings, largely duplexes, are not confined to definite streets but are scattered throughout, detracting from the harmonious appearance of parts of the area and leaving the impression of a lack of uniformity. Although somewhat lacking in appeal and active demand, the area is thought to be a stable one and is accorded a "low blue" grade.

9. LOCATION: Pico and Fairfax
   SECURITY GRADE: 2nd - AREA NO. B-99
   DATE: 10-39