AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Rapidly
   c. Decreasing
   d. Static
   e. Skilled artisans, white collar and
      factory workers, Income $1500-2500 and up
   f. Foreign Families
      Few
      Nationalities
      None subversive
   g. Negro
      0%
   h. Shifting or Infiltration
      None apparent

2. BUILDINGS:
   a. Type and Size
      Predominating
      5 & 6 rooms
   b. Construction
      Frame & stucco
   c. Average Age
      7 years
   d. Repair
      Good
   e. Occupancy
      92%
   f. Owner-occupied
      60%
   g. 1935 Price Bracket
      $3000-4250
   h. 1937 Price Bracket
      $3500-4750
   i. 1939 Price Bracket
      $3500-4750
   j. Sales Demand
      Fair
   k. Predicted Price Trend
      (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $20 - 35
   m. 1937 Rent Bracket
      $22.50-37.50
   n. 1939 Rent Bracket
      $25 - 40
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      (next 6-12 months)
      Static

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price
      $3000-4250
   b. How Selling
      Moderately

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC
      1
   b. Institutions
      Many

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC
      1
   b. Institutions
      Few

6. MORTGAGE FUNDS:
   a. Ample

7. TOTAL TAX RATE PER $1000 (1938-39)
   $57.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   a. Terrain
      Level with favorable
   b. Grades
      no construction hazards except those occasioned by adobe soil. Land
   c. Improved
      10.0%
   d. Deed restrictions cover part of area but are of little effect
      except for protection against racial hazards.
   e. Zoning
      Very sketchy as area
   f. is under county government.
   g. Schools, churches and trading centers are conveniently
      available.
   h. Transportation
      Is dependent upon bus service. This area consists of a number of
      subdivisions ranging in age from 5 to 15 years. The southeast
   i. section was a speculative subdivision; the streets were improved,
      sidewalks and curbs put in and even ornamental lighting was installed,
      but sales promotion produced no activity and the project went sour.
   j. Under stimulus of FHA financing
   k. it is beginning to show some signs of life. It is thought that street
      and other improvements were too elaborate for the people who would
      naturally be attracted to the location. In the balance of the area,
      street and other improvements were of much more modest character
      and it has had a rapid development.
   l. The area is a well located workingmen's district, most of the
      population being employed in adjacent tire and rubber factories.
   m. Construction
      Is generally of standard quality.
   n. Maintenance indicates pride of occupancy. Architectural designs
      are attractive.
   o. Population and improvements are homogeneous. There are a number of
      small multi-family dwellings scattered throughout.
   p. The indications are that trend of desirability will be upward for a
      number of years before leveling off. However, lack
   q. of economic stability, coupled with evident tendency toward income
      properties, leads to the cording of a "low blue" grade.

9. LOCATION
   a. Bellwood Gardens
   b. Security Grade
   c. AREA NO.
   d. 101
   e. DATE
   f. 1939
   g. 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.
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