AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Rapidly
   b. Decreasing: Slowly
   c. Static

2. BUILDINGS:
   a. Type and Size
      - Predominating: 1 4 & 5 rooms
      - Other Type: 95%
   b. Construction
      - Frame
   c. Average Age
      - 4 years
   d. Repair
      - Fair to good
   e. Occupancy
      - 98%
   f. Owner-occupied
      - Static
   g. 1935 Price Bracket
      - $3250-4250
   h. 1937 Price Bracket
      - $2250-3750
   i. 1939 Price Bracket
      - $2750-4000
   j. Sales Demand
      - Good
   k. Predicted Price Trend
      - Static
   l. 1935 Rent Bracket
      - $20 - 30
   m. 1937 Rent Bracket
      - $20 - 30
   n. 1939 Rent Bracket
      - $20 - 30
   o. Rental Demand
      - Good
   p. Predicted Rent Trend
      - Static

3. NEW CONSTRUCTION
   (past yr.)
   a. Type & Price
      - HOLC
      - $1250-1250
   b. Selling: Rapidly

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 0
   b. Institutions: Few

5. SALE OF HOME PROPERTIES
   (past 3 yr.)
   a. HOLC: 0
   b. Institutions: Few

6. MORTGAGE FUNDS
   a. Ample
   b. FHA

7. TOTAL TAX RATE PER $1000 (1937-1939)
   - 1937: $57.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades, sandy soil. No construction hazards.
   Land improved 50% including hatched portion. Deed restrictions are in force
   and protect against racial hazards. Conveniences are all reasonably available.
   Development of this area began some 10 years ago, but it was not until several
   projects were started, which were financed by FHA Title II loans and restric-
   tions were placed, that there was any real activity. New construction is of
   standard quality, but older improvements were largely substandard. Maintenance
   is somewhat spotted but usually of good character. The population, which is on
   the whole homogeneous, is composed of skilled artisans employed in nearby
   rubber and tire factories, and other industries. Owing to mixture of older
   structures and difference in architectural designs parts of the area have a
   somewhat heterogenous aspect. In the southeast corner is a new development
   where 11 or more homes of good quality are in course of construction. Present
   growth indicates that this district will increase in desirability in the course
   of the next 10 years. The area is accorded a "low blue" grade.

9. LOCATION: Belvedere
   SECURITY GRADE: 2nd
   AREA NO: 9-103
   DATE: 12-29
   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.