AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  a. Increasing  Slowly  Decreasing  Static
   Business & professional men, retired people, oil company
   b. Class and Occupation  executives, etc.  Income $2000-5000 and up
   c. Foreign Families  0 %  Nationalities
   d. Negro  0 %
   e. Shifting or Infiltration

2. BUILDINGS:
   a. Type and Size  8 rooms & up
   b. Construction  Frame, stucco & masonry
   c. Average Age  18 years
   d. Repair  Fair to good
   e. Occupancy  98%
   f. Owner-occupied  95%
   g. 1935 Price Bracket $5000 and up % change
   h. 1937 Price Bracket $6000 and up % change
   i. 1939 Price Bracket $6000 and up % change
   j. Sales Demand  Fair
   k. Predicted Price Trend (next 6-12 months)  Static
   l. 1935 Rent Bracket $.15 and up % change
   m. 1937 Rent Bracket $.50 and up % change
   n. 1939 Rent Bracket $.50 and up % change
   o. Rental Demand  Fair to good
   p. Predicted Rent Trend (next 6-12 months)  Static

3. NEW CONSTRUCTION (past yr.) No
   a. HOLC
   b. Institutions

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

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

6. MORTGAGE FUNDS
   a. Ample

7. TOTAL TAX RATE PER $1000 (1937-) $52.50

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain:  Level, no construction hazards. Land improved 75%. Highly deed
   restricted both as to improvements and racial qualifications. Zoned single-family
   residential. Conveniences are only reasonably available. Transportation is
   limited to bus service and private conveyance. Trunk sewers are not all in.
   This area, which occupies a bench overlooking the Virginia Country Club, is upward
   of 20 years old. It was dormant for a number of years but, under stimulus of FHA
   Title II financing and rapid development of adjacent areas to the east, it has
   become mildly active during the past few years. Construction of both old and new
   improvements is of standard quality or better. Maintenance, while a little
   spotted, is generally good. Population is homogeneous and many improvements are
   of mansion type with well kept grounds. Architectural designs, however, differ
   greatly and are not harmonious. Some of the old homes lack paint and look
   slightly "frayed". Proximity to oil wells is detrimental factor, on account of
   odors when wind is from their direction. Otherwise the area has an excellent
   location. Adjacence to Virginia Country Club is a favorable influence. The
   comparatively large amount of vacant land in the area and quality of new improve­
   ments indicates the possibility of an upward trend; however, lack of proper
   sewerage system, coupled with spotted maintenance precludes a better rating than
   "medium blue".

Virginia Country

9. LOCATION  Club - Long Beach  SECURITY GRADE  2nd
   AREA NO. B-114  DATE  5-3-39

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