AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   c. Foreign Families: None
   d. Negro: 0%

2. BUILDINGS:
   a. Predominating
   b. Type and Size
   c. Construction
   d. Average Age: 8 years
   e. Repair
   f. Occupancy
   g. Owner-occupied
   h. 1935 Price Bracket: $6500-11,000
   i. 1937 Price Bracket: $7000-12,500
   j. 1939 Price Bracket: $7000-12,500
   k. Predicted Price Trend (next 6-12 months)
   l. 1935 Rent Bracket: $15 - 80
   m. 1937 Rent Bracket: $50 - 90
   n. 1939 Rent Bracket: $50 - 90
   o. Rental Demand
   p. Predicted Rent Trend (next 6-12 months)

3. NEW CONSTRUCTION
   a. Type & Price: $5000-11,000. How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES
   a. HOLC
   b. Institutions

5. SALE OF HOME PROPERTIES
   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937): $53.51
   1938 County 837.80
   City $15.51

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling, no construction hazards. Land improved 85%. Zoning is single-family residential with multi-family structures permitted in stipulated blocks. Conveniences are all readily available. This far flung area might logically be broken down into 3 or 4 smaller areas but the grade of each would be the same. That section along Ocean Blvd. is view property and improvements are generally large old residences, many of the mansion type, with a number of new high class apartment houses. In the part north of Broadway and west of Redondo improvements will average larger and older than in the section north of Livingston Drive. Some high class multi-family structures will be found in both those sections. That part of the area east of Livingston Drive and Nieto St. improvements, while of the same general class as rest of area, will average newer and a large part of the new construction has been in this section. There are a number of b-family dwellings in this district. Construction and maintenance throughout the area are of excellent quality. Architectural designs of single and multi-family structures are harmonious. Population is harmonious and pride of occupancy is very evident. Let prices range from $40 to $100 per front foot. Several small sections of one or two blocks in the area might be classified as first grade, but the area as a whole is definitely a "high blue" grade.

9. LOCATION: Belmont Heights
   SECURITY GRADE: 2nd
   AREA NO.: B-117
   DATE: 5-1-39
   176