AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing Moderately Decreasing Static  
   b. Class and Occupation: Business & professional men, naval officers, white collar workers, skilled artisans, etc., Income $2000-5000 and up  
   c. Foreign Families: Few Nationalities None subversive  
   d. Negro: 0%  
   e. Shifting or Infiltration: Population grading upward

2. BUILDINGS:  
   a. Type and Size: Predominating 5 & 6 rooms
   b. Construction: Frame & stucco
   c. Average Age: 5 years
   d. Repair: Good
   e. Occupancy: 90% (see below)
   f. Owner-occupied: 70%
   g. 1935 Price Bracket: $3500-5000
   h. 1937 Price Bracket: $1000-5000
   i. 1939 Price Bracket: $1000-5000
   j. Sales Demand: Good
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $30-50
   m. 1937 Rent Bracket: $35-50
   n. 1939 Rent Bracket: $35-50
   o. Rental Demand: Good in winter
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.):  
   a. Type & Price: 3500-10,000
   b. Selling: Rapidly

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

5. SALE OF HOME PROPERTIES (3 yr.):  
   a. HOLC: 7
   b. Institutions: Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1938): County $37.90 - City $15.03

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level elevation only few feet above sea level. In case of a tidal wave property in this area would be seriously jeopardized. No construction hazards. Land improved 70%. Deed restrictions vary but all are said to be effective and afford protection against racial hazards. Conveniences are all readily available. This area is composed of subdivisions known as "Belmont Shores" and "Naples", both being in the nature of high grade beach resort developments. However, there are an increasing number of permanent residences being built, and the area has been very active during the past 3 or 4 years. Construction is of high standard quality and maintenance is of good character. Architectural designs are generally attractive but undersized lots and irregular platting gives parts of area a crowded aspect. Owing to lack of uniformity in size, lot values are hard to estimate; based upon a 120 ft. depth they will probably range from $25 to $60, probably more for frontages on the Rivo Alto Canal, which are 30 ft. with little depth. In spite of shifting nature population gives the impression of homogeneity. Occupancy is irregular and changes with the seasons; for the same reason rentals are not constant and brackets shown above are only nominal and are upon a yearly lease basis. Across the Marine Stadium, which borders area on the northeast, are some producing oil wells, but they are apparently not considered a detrimental factor. This area will grade from "low" to "high blue" in different parts with spots showing a "yellow" tinge. However, on the whole, there is evidently an upward trend of desirability and it is believed to merit a "medial blue" grade.

9. LOCATION: Belmont Shores & Naples
   SECURITY GRADE: 2nd
   AREA NO.: F-118
   DATE: 5-4-29

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