AREA DESCRIPTION

1. POPULATION:
   a. Increasing: Moderately
   b. Decreasing: Static
   c. Professional & business men, executives, skilled artisans, retired navy officers, etc. Income $2500 to $4000
   d. Negro: 0%
   e. Foreign Families: 0%

2. BUILDINGS:
   a. Type and Size: 90% 5-6 rm bungalows, 10% Larger singles
   b. Construction: Frame & stucco
   c. Average Age: 10 years
   d. Repair: Good
   e. Occupancy: 99%
   f. Owner-occupied: 70%
   g. 1935 Price Bracket $3500-$1750
   h. 1937 Price Bracket $1000-$5500
   i. 1939 Price Bracket $1000-$5500
   j. Sales Demand: Good
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket $35 - 45
   m. 1937 Rent Bracket $10 - 50
   n. 1939 Rent Bracket $10 - 55
   o. Rental Demand: Good
   p. Predicted Rent Trend: Stable

3. NEW CONSTRUCTION (past yr.): 15 Type & Price: $5000-$6500

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

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

6. MORTGAGE FUNDS:
   Ample

7. TOTAL TAX RATE PER $1000 (1937): $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to hillside, no construction hazards. Land improved 80%. Zoning largely single-family; multi-family permitted in parts. Conveniences are all reasonably available. This area was platted and placed on the market some 20 years ago. Development was gradual until 1936 when building became quite active for a time. Location is excellent and affords a sweeping view of the harbor and Pacific Ocean. This area constitutes the best residential district of San Pedro proper. Construction and maintenance are of good quality. Architectural designs are harmonious, and population is homogeneous. The multiple family structures, both as to design and maintenance, are in keeping with the district. This area is in the line of future growth and it is thought that it will expand to the north and east and will retain its desirability for many years to come. It is therefore assigned a "high blue" grade.

9. LOCATION: San Pedro SECURITY GRADE: 2nd AREA NO. 8-122 DATE: 3-22-39
   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.