AREAr DESCRIPTION
Security Map of Los Angeles County

1. POPULATION: a. Increasing Decreasing Static Yes
   b. Class and Occupation: employees, Income $1000-$1500
   c. Foreign Families % Nationalities None subversive  d. Negro 0 %
   e. Shifting or Infiltration Probable future trend will be to residential income properties.

2. BUILDINGS:
   a. Type and Size 4-5 room bungalows
   b. Construction Frame & stucco
   c. Average Age 25 years
   d. Repair Poor to fair
   e. Occupancy 99%
   f. Owner-occupied 50%
   g. 1935 Price Bracket $1300-2500
   h. 1937 Price Bracket $2500-2750
   i. 1939 Price Bracket $2500-2750
   j. Sales Demand Poor
   k. Predicted Price Trend Static (next 6-12 months)
   l. 1935 Rent Bracket $15-30
   m. 1937 Rent Bracket $17.50-32.50
   n. 1939 Rent Bracket $17.50-32.50
   o. Rental Demand Good
   p. Predicted Rent Trend Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No 4-5 rm, bungalows

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

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

6. MORTGAGE FUNDS: selective

7. TOTAL TAX RATE PER $1000 1937-1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to hillside. No construction hazards. Land improved 60%.
   Zoning is largely single-family with some duplex and larger multiples permitted
   along Huntington Drive. Conveniences are all readily available, including inter-
   urban to downtown Los Angeles. This is the better part of El Sereno from which
   it is separated by a hill. It is from 35 to 40 years old and has never been
   "high grade". Construction is low standard grade. Maintenance is spotted and at
   best only fair. Population, improvements and architectural designs are heter-
   ogenous. Lot values run from $10 to $12 per front foot. Owing to convenience
   to Los Angeles City Center it is a good rental location and future development
   should be along that line. The area is accorded a "low yellow" grade.

9. LOCATION El Sereno-East SECURITY GRADE 3rd - AREA NO. 0-37 DATE 5/2/39

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.