AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing
   b. Class and Occupation: people, etc. Income $1500-$3000
   c. Foreign Families: 0% Nationalities
   d. Negro: 0%
e. Shifting or Infiltration: None apparent

2. BUILDINGS:  
   a. Type and Size 5-6 room bungalows
   b. Construction Frame & stucco
   c. Average Age 15 years
   d. Repair Fair to good
   e. Occupancy 98%
f. Owner-occupied 55%
g. 1935 Price Bracket $2750-4000 % change $ % change
   h. 1937 Price Bracket $3000-4250
   i. 1939 Price Bracket $3000-4500
   j. Sales Demand Weak
   k. Predicted Price Trend Static (next 6-12 months)
l. 1935 Rent Bracket $25-35 % change $ % change
   m. 1937 Rent Bracket $30-40
   n. 1939 Rent Bracket $30-40
   o. Rental Demand Good
   p. Predicted Rent Trend Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No. 4 Type & Price $4000-$5500 How Selling All sold

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

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

6. MORTGAGE FUNDS: selective

7. TOTAL TAX RATE PER $1000 (1937) $23.70 (1938)

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level. No construction hazards. Flood threat remote. Land improved
   30%. Unincorporated community under County government and zoning is inadequate.
   Pattern of area, however, is well established and is predominantly single-family.
   Conveniences are all readily available. This is the oldest and best residential
   section of El Monte and has been slowly developing over the past 25 or 30 years.
   Construction is generally of standard quality and maintenance indicates pride of
   occupancy. Population is homogeneous. Streets are well-shaded and improved.
   While improvements differ widely as to age and design they are generally harmonious.
   Proximity to the "rod" area to the northwest and lack of deed and zoning protec-
   tion are the most detrimental influences. The area is definitely declining and
   it is not thought that better than a "modial yellow" grade is warranted.

9. LOCATION El Monte SECURITY GRADE 3rd AREA NO. 0-49 DATE 5/4/39

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.