AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing  Moderately  Decreasing  Static
   Professional & business men, skilled artisans, etc. Income $1500 to $3000
   b. Class and Occupation  white collar workers, etc.
   c. Foreign Families  None  Nationalities  None subversive  d. Negro  0%
   e. Shifting or Infiltration  None apparent

2. BUILDINGS:
   a. Type and Size  Predominating  80%  Other Type  20%
      5-7 rooms
   b. Construction  Larger dwellings 10%
      Frame & stucco
   c. Average Age  Multi-fam. struc. 10%
      20 years
   d. Repair  Fair to good
   e. Occupancy  Excellent
   f. Owner-occupied  98%
   g. 1935 Price Bracket  $1500-6500
   h. 1937 Price Bracket  % change
   i. 1939 Price Bracket  % change
   j. Sales Demand  Poor to fair
   k. Predicted Price Trend (next 6-12 months)  Static
   l. 1935 Rent Bracket  % change
   m. 1937 Rent Bracket  % change
   n. 1939 Rent Bracket  % change
   o. Rental Demand  Good
   p. Predicted Rent Trend (next 6-12 months)  Static

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price  Duplex  $6000-6500
   b. How Selling  Owner built

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

5. SALE OF HOME PROPERTIES (last yr.)
   a. HOLC  1
   b. Institutions  Few

6. MORTGAGE FUNDS
   Ample to

7. TOTAL TAX RATE PER $1000
   1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades; no construction hazards. Land improved 85%. Deed restrictions as to type of property have expired so far as buildings are concerned, but protection against racial hazards are still in force. Conveniences are all readily available. This is one of the old residential areas in Santa Monica, having been subdivided some 30 years ago. Development was slow during its earlier years, but it was a "hot spot" in the early 20's and there has been some activity during past 5 years. Since deed restrictions expired the trend has been to multi-family structures. Construction of single-family dwellings has been quite generally of standard quality but many of the multiple family structures are said to be poorly built. Maintenance is spotted but in general shows fair pride of occupancy. This is a popular rental district and inclined to be seasonal in character. The rentals shown are nominal and based upon average prices. The area is slowly declining, but land values, which are currently around $30 per front foot, are rising and are partially offsetting depreciation and obsolescence. Location is a desirable one with good drainage and an ocean view. The area is accorded a "medial yellow" grade.

Santa Monica
Wilshire-Washington

9. LOCATION

SECURITY GRADE 3rd  AREA NO. 6-63  DATE 3-7-39
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.