AREA DESCRIPTION

1. POPULATION:  
a. Increasing  
   Moderately  
   Decreasing  
   Static  

b. Class and Occupation  
   Professional and business men, white collar workers, skilled artisans, etc. Income $1800-3000  

c. Foreign Families  
   0  
   $ Nationalities  

d. Negro  
   0  

e. Shifting or Infiltration  
   None apparent  

2. BUILDINGS:  
   PREDOMINATING  
   OTHER TYPE  

a. Type and Size  
   5 room bungalows  
   2 story dwellings  

b. Construction  
   Stucco  
   Duplexes  

c. Average Age  
   2 years  


d. Repair  
   Good  


e. Occupancy  
   90%  

f. Owner-occupied  
   90%  

g. 1935 Price Bracket  
   $3750-4250  
   $ change  

h. 1937 Price Bracket  
   $1000-1500  
   $ change  

i. 1939 Price Bracket  
   $1000-1500  
   $ change  

j. Sales Demand  
   Moderate  

k. Predicted Price Trend  
   (next 6-12 months)  
   Static  

l. 1935 Rent Bracket  
   $ Not a  
   $ change  

m. 1937 Rent Bracket  
   $ rent  
   $ change  

n. 1939 Rent Bracket  
   $ area  
   $ change  

p. Predicted Rent Trend  
   (next 6-12 months)  

3. NEW CONSTRUCTION  
   (past yr.)  
   No 5 story bungalows  
   How Selling  
   Rapidly  

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

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

6. MORTGAGE FUNDS:  
   Appleg (FHA)  
   7. TOTAL TAX RATE PER $1000 (1939)  
   5%.00  

7. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level with no construction hazards. Land improved 20%  
   Deed restrictions limit improvements to single-family dwellings at a minimum cost of $5000, and protest against subversive racial elements. Either deed provisions are loosely drawn or weakly enforced, as there are eight 2-family flats in the area. Zoning is also single-family residential. Conveniences are available but not readily so. This area, formerly an old bean ranch, is a premature subdivision which was opened up in 1928. Little progress was made in development until after the depression, and early improvements were of poor quality construction. During the past 3 years, under the promotional stimulus of speculative builders and FHA Title II financing, there has been quite a little building activity of much better character. However, the mixed old and new construction gives the area a heterogeneous aspect. There is a high percent of owner occupancy and maintenance indicates pride of ownership. The northern portion, where most of the new construction has taken place, is of better grade and location than the southern part which is adjacent to the Sawtelle Military Cemetery. Although in proximity to many high grade residential districts, the area is colorless and gives promise of becoming a slowly developing area with no particular appeal. Improvements are scattered and with the low percent of land improved the pattern of the area has not been definitely established. Authorities differ widely as to the future trend of desirability and consequent grading. Therefore, the area is assigned a "provisional yellow" grade.  

8. LOCATION  
   Sunset-Suppleveda  
   SECURITY GRADE  
   3rd  
   AREA NO.:  
   DATE:  

9. 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.