AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Moderately
   b. Decreasing: White collar workers, skilled artisans, etc. Income $1800-3000
   c. Foreign Families: Nationalities
   d. Negro: None apparent

2. BUILDINGS:
   a. Type and Size: 5 room bungalows
   b. Construction: Stucco
   c. Average Age: 2 years
   d. Repair: Good
   e. Occupancy: 90%
   f. Owner-occupied: 90%
   g. 1935 Price Bracket: $3750-4250
   h. 1937 Price Bracket: $4000-4500
   i. 1939 Price Bracket: $4000-4500
   j. Sales Demand: Moderate
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $400
   m. 1937 Rent Bracket: $450
   n. 1937 Rent Bracket: $450
   o. Rental Demand: Static
   p. Predicted Rent Trend (next 6-12 months): $50

3. NEW CONSTRUCTION: 5 room bungalows

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 3
   b. Institutions: Few

5. SALE OF HOME PROPERTIES: Type & Price: 35/5000

6. MORTGAGE FUNDS: Aspido (FHA)

7. TOTAL TAX RATE PER $1000 (1939): $56.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   a. Terrain: Level with no construction hazards. Land improved 20%. Deed restrictions limit improvements to single-family dwellings at a minimum cost of $3000, and protect 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.

9. LOCATION: Proven Council
   SECURITY GRADE: Provisional
   SECURITY NO.: C-65
   DATE: 3-3-39
   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.

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