AREA DESCRIPTION
Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing Moderately Decreasing Static
   b. Class and Occupation: Skilled artisans, white collar workers, laborers, etc.
      Income $1200-$2000
   c. Foreign Families: Few % Nationalities: None subversive
      d. Negro: 0 %
   e. Shifting of Infiltration: of subversive racial elements a threat in the west part.

2. BUILDINGS: PREDOMINATING OTHER TYPE
   a. Type and Size
      5 rooms
   b. Construction
      Frame and stucco
   c. Average Age
      12 years
   d. Repair
      Fair to good
   e. Occupancy
      98%
   f. Owner occupied
      40%
   g. 1935 Price Bracket
      $2500-3000 % change
   h. 1937 Price Bracket
      $2000-3500 % change
   i. 1939 Price Bracket
      $300-3500 % change
   j. Sales Demand
      Poor
   k. Predicted Price Trend (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $26-30 % change
   m. 1937 Rent Bracket
      $27-32.50 % change
   n. 1939 Rent Bracket
      $27.50-32.50 % change
   o. Rental Demand
      Fair
   p. Predicted Rent Trend (next 6-12 months)
      Static

3. NEW CONSTRUCTION
   (past yr.) No. Type Price
   40 5 rooms $2500-$4000

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: None
   b. Institutions: Many

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC: 6
   b. Institutions: Many

6. MORTGAGE FUNDS
   Limited

7. TOTAL TAX RATE PER $1000 (193 ) $54.17

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Low level with drainage hazards in parts. Land improved 45%. Deed restrictions limit improvements to single family structures. Schools and churches are conveniently available, trading centers are somewhat distant, and transportation is generally inadequate. This area was subdivided some 15 years ago and has made slow progress since. Lately there has been a little activity under FHA Title I financing. Construction ranges from substandard to standard quality, with some evidence of "Jerry" building. The price brackets above contemplate dwellings of standard construction. Maintenance very generally indicates pride of occupancy. Population and improvements are both inclined to be heterogeneous. Lot values are around $10 per front foot. While trend of desirability has been slightly upward for past five years, it is not believed that this will continue and the area is, therefore, accorded a "low yellow" grade.

9. LOCATION
   East Venice
   SECURITY GRADE: 3rd
   AREA NO.: 0-67
   DATE: 3/2/39
   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.