### AREA DESCRIPTION

#### 1. POPULATION:
- **a. Increasing:** Moderately
- **b. Decreasing:**
- **c. Static:**
- **d. Class and Occupation: Business and professional men (Faculty members) students & University employees. Income $4000-$12000**
- **e. Foreign Families:** Few
- **f. Nationalities:** None subversive
- **g. Shifting or Infiltration:** None apparent

#### 2. BUILDINGS:
- **PREDOMINATING 70%**
  - **a. Type and Size:** 2 and 4 unit multiples
  - **b. Construction:** Stucco
  - **c. Average Age:** 3 years
  - **d. Repair:** Good
  - **e. Occupancy:** 95%
  - **f. Owner-occupied:** 20%
  - **g. 1935 Price Bracket:** Not established $ change
  - **h. 1937 Price Bracket:** $9500-15000 $ change
  - **i. 1939 Price Bracket:** $9500-15000 $ change
  - **j. Sales Demand:** Fair
  - **k. Predicted Price Trend (next 6-12 months):** Static
  - **l. 1935 Rent Bracket:** Not established $ change
  - **m. 1937 Rent Bracket:** $35-50 per unit $ change
  - **n. 1939 Rent Bracket:** $35-50 $ change
  - **o. Rental Demand:** Good
  - **p. Predicted Rent Trend (next 6-12 months):** Static

- **OTHER TYPE 20%**
  - **a. Type and Size:** 6-8 unit multiples
  - **b. Construction:** Brick & stucco
  - **c. Average Age:** 3 years
  - **d. Repair:** Good
  - **e. Occupancy:** 96%
  - **f. Owner-occupied:** 15%
  - **g. 1935 Price Bracket:** Not established $ change
  - **h. 1937 Price Bracket:** $15,000-25,000 $ change
  - **i. 1939 Price Bracket:** $15,000-25,000 $ change
  - **j. Sales Demand:** Fair
  - **k. Predicted Price Trend (next 6-12 months):** Static
  - **l. 1935 Rent Bracket:** Not established $ change
  - **m. 1937 Rent Bracket:** $40-75 per unit $ change
  - **n. 1939 Rent Bracket:** $40-75 $ change
  - **o. Rental Demand:** Good
  - **p. Predicted Rent Trend (next 6-12 months):** Static

#### 3. NEW CONSTRUCTION (past yr.): 15 Type & Price $10,000 & up
- **Type & Price:** How Selling Owner built

#### 4. OVERHANG OF HOME PROPERTIES:
- **a. HOLC:** None
- **b. Institutions:** None

#### 5. SALE OF HOME PROPERTIES (past yr.):
- **a. HOLC:** None
- **b. Institutions:** None

#### 6. MORTGAGE FUNDS:
- **Ample on reasonable basis**

#### 7. TOTAL TAX RATE PER $1000 (1938-9)
- **$52.70**

#### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:
- **Terrain:** Level to hillside - some fills cause construction hazards. Land improved 80% out of a possible 80%. This is a well restricted neighborhood, with concurrent zoning, provides for uniform "set backs" and racial hazards, etc. Conveniences are all readily available. Bus transportation on Wilshire Blvd. This area was platted shortly before the depression, but principal development has taken place in past 2 or 3 years, being occasioned by growth of U.C.L.A., which is its chief asset. It is predominantly a well ordered multi-family district with some fraternity buildings and student boarding houses. Lot values are increasing being currently from $60 to $80 per front foot in readily accessible portion. Proximity to U.S. Soldiers' Home and a cemetery are detrimental influences. The area is accorded a "high yellow" grade.

#### 9. LOCATION Westwood
- **SECURITY GRADE:** 3rd
- **AREA NO.:** 0-70
- **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.