AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
a. Increasing
b. Moderately Decreasing
c. Static

d. Class and Occupation: Local business & professional men, white collar workers &
minor executives. Income $4000-$12000

e. Foreign Families: 0%

2. BUILDINGS:
a. Type and Size
   PREDOMINATING 80 %
   OTHER TYPE 20 %

   a. Type and Size
      Multi-family
      Single family

   b. Construction
      Stucco & masonry
      Fraternity, sorority &

   c. Average Age
      3 years
      Good (excellent)

   d. Repair
      Good (excellent)
      Excellent

   e. Occupancy
      95%
      Excellent

   f. Owner-occupied
      30%
      Excellent

   g. 1935 Price Bracket
      Not established
      % change
      $5000 & up
      % change

   h. 1937 Price Bracket
      $5000 & up
      % change

   i. 1939 Price Bracket
      $5000 & up
      % change

   j. Sales Demand
      Fair to good
      Excellent

   k. Predicted Price Trend
      Static to upward
      Excellent

   l. 1935 Rent Bracket
      Not established
      % change
      $40 & up per unit
      % change

   m. 1937 Rent Bracket
      $40 & up per unit
      % change

   n. 1939 Rent Bracket
      $40 & up
      % change

   o. Rental Demand
      Static to upward
      Excellent

3. NEW CONSTRUCTION (past yr.) No.

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

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

6. MORTGAGE FUNDS:

7. TOTAL TAX RATE PER $1000 (193 ) 52/39

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   a. Terrain: Level with favorable grades; no construction hazards. Land improved
   b. Zoning permits multi-family structures. Conveniences are all readily

   c. Accessibility has occurred within the last 4 or 5 years. The U.C.L.A. has been a
   d. Stabilizing influence and stimulus. The area is somewhat far-flung and

   e. Improvements vary in its various sections, with fraternity and boarding houses
   f. Predominant in its northern part, duplexes and small multi-family dwellings in

   g. Southern portion and apartment houses of varying size occupying the strip
   h. Along Wilshire Blvd. Architectural designs lack uniformity and range from the

   i. Conservative to ultra modern with a few freak types thrown in for good measure.
   j. Sprinkled throughout the area are single family dwellings of good construction

   k. Under conditions described it is logical that wide spread values in lots of from $50 to $100 per
   l. Front foot should prevail. The tendency of this area is definitely toward resi-

   m. Denial income properties. However, the influence of surrounding areas is such

   n. That their present high character seems assured for an indefinite period. There-

9. LOCATION Westwood SECURITY GRADE 3rd AREA NO. 371 DATE 3/23/39

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.