AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Local business & professional men, white collar workers & minor executives. Income $4000-$12000
   c. Foreign Families: None
   d. Negro: None
   e. Shifting or Infiltration: None

2. BUILDINGS:
   a. Type and Size:
      - PREDOMINATING: Multi-family 80%
      - OTHER TYPE: Single family 15%
   b. Construction:
      - Stucco & masonry
   c. Average Age:
      - 3 years
   d. Repair:
      - Good (excellent)
   e. Occupancy:
      - 95%
   f. Owner-occupied:
      - 20%
   g. 1935 Price Bracket:
      - $Not established
   h. 1937 Price Bracket:
      - $8500 & up
   i. 1939 Price Bracket:
      - $8500 & up
   j. Sales Demand:
      - Fair to good
   k. Predicted Price Trend (next 6-12 months):
      - Static to upward
   l. 1935 Rent Bracket:
      - $Not established
   m. 1937 Rent Bracket:
      - $40 & up per unit
   n. 1939 Rent Bracket:
      - $40 & up
   o. Rental Demand:
      - Good
   p. Predicted Rent Trend (next 6-12 months):
      - Static to upward

3. NEW CONSTRUCTION (past yr.):
   - Type & Price: $9000 & up/How Selling: Owner built

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

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC:
      - None
   b. Institutions:
      - Few

6. MORTGAGE FUNDS:
   - Ample

7. TOTAL TAX RATE PER $1000 (1930):
   - $2.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades; no construction hazards. Land improved 70%. Zoning permits multi-family structures. Conveniences are all readily available. This area has been developed in the past 15 years but greatest activity has occurred within the last 4 or 5 years. The U.C.L.A. has been a stabilizing influence and stimulus. The area is somewhat far-flung and improvements vary in its various sections, with fraternity and boarding houses predominant in its northern part, duplexes and small multi-family dwellings in the southern portion and apartment houses of varying size occupying the strip along Wilshire Blvd. Architectural designs lack uniformity and range from the conservative to ultra modern with a few freak types thrown in for good measure. Sprinkled throughout the area are single family dwellings of good construction and design which are rapidly becoming under-improvements. Under conditions described it is logical that wide spread values in lots of from $50 to $100 per front foot should prevail. The tendency of this area is definitely toward residential income properties. However, the influence of surrounding areas is such that their present high character seems assured for an indefinite period. Therefore, a designation of "high yellow" seems justified.

9. LOCATION: Westwood SECURITY GRADE: 3rd AREA NO.: C-71 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.