AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:  
   a. Increasing
   b. Decreasing
   c. Static
   d. Yes

   b. Class and Occupation: Small business men, white collar workers, artisans, etc.
   c. Income: $1200-$1800
   d. Nationalities: One Mexican family
   e. Negro: 0%

2. BUILDINGS:
   a. Type and Size: 4 - 5 room bungalows
   b. Construction: Frame and stucco (mostly stucco)
   c. Average Age: 15 years
   d. Repair Occupancy: 90%
   e. Owner-occupied: 40%
   f. 1935 Price Bracket: $3000-4000
   g. 1937 Price Bracket: $3500-4500
   h. 1939 Price Bracket: $3500-4500
   i. 1935 Rent Bracket: $25-35
   j. 1937 Rent Bracket: $30-40
   k. 1939 Rent Bracket: $30-40
   l. Predicted Price Trend: Static
   m. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price: 5 rooms Selling: Fair

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

5. SALE OF HOME PROPERTIES (past 3 yr.)
   a. HOLC: 2
   b. Institutions: Few

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (193_): $41.00

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades and no construction hazards. Land improved 90%.
   Deed restrictions, if they ever existed, have expired and, located in unincorporated county territory, zoning is sketchy at best. Churches, schools, transportation and trading centers are all conveniently available. However, the pattern of the area is quite well established and its proximity to Beverly Hills will undoubtedly continue to be a stabilizing influence. In fact, the indications are that this stimulus is tending toward an upward trend in grade. While the area is predominantly single family in its make-up, there has been some encroachment of cheaper class duplexes and four family flats. Improvements are of fair character but some inclined to be heterogeneous which is also true of the population. There is an inclination toward overcrowding and there are many cases where two bungalows will be found on one lot. Let values run from $20 to $75 per front foot and are said to be in good demand which is also true of rentals. Lending institutions report favorable experience in the area. Owing to lack of deed or zoning protection, its proximity to a lower grade area to the east and business district to the south, it is felt that the area should not be accorded higher than a "10w 0" grade.

9. LOCATION: Los Angeles County SECURITY GRADE: 3rd. AREA NO.: 0-73 DATE: 2/27/39