AREA DESCRIPTION

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

2. CLASS AND OCCUPATION:
   Small business men, white collar workers, artisans, etc.
   Income: $1200-$1800

3. FOREIGN FAMILIES:
   One Mexican family
   0%

4. SHIFTING OR INFILTRATION:
   Possible future infiltration because of lack of restrictions.

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

6. NEW CONSTRUCTION:
   No
   Type & Price
   5 rooms
   Selling
   Slight

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

8. SALE OF HOME PROPERTIES:
   a. HOLC
   b. Institutions

9. MORTGAGE FUNDS:
   Limited

10. TOTAL TAX RATE PER $1000 (1939)
    $41.00

11. 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.
    Lot values run from $20 to $25 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 "1w 0" grade.

9. LOCATION: Los Angeles County
   SECURITY GRADE: 3rd
   AREA NO.: 6-73
   DATE: 8/27/39

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