AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:  a. Increasing, Moderately    Decreasing    Static
   b. Class and Occupation: Local business men, skilled and unskilled artisans, inter-
      urban employees, white collar workers, etc. Income $1200
   c. Foreign Families: O% Nationalities: d. Negro: 0%
   c. Shifting or Infiltration: Indication of infiltration of Jewish families

2. BUILDINGS:
   PREDOMINATING 65% OTHER TYPE 25%
   a. Type and Size
      5 and 6 room bungalows
   b. Construction
      Stucco
   c. Average Age
      12 years
   d. Repair
      Fair to good
   e. Occupancy
      97%
   f. Owner-occupied
      60%
   g. 1935 Price Bracket
      $3500-4500 change
   h. 1937 Price Bracket
      $4250-6000
   i. 1939 Price Bracket
      $4250-6000
   j. Sales Demand
      Fair
   k. Predicted Price Trend (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $20-35 change
   m. 1937 Rent Bracket
      $35-45
   n. 1939 Rent Bracket
      $35-45
   o. Rental Demand
      Good
   p. Predicted Rent Trend (next 6-12 months)
      Static
   q. NEW CONSTRUCTION (past yr.) Type & Price
      4-5 rm. duplexes $7000-$8500
   r. OVERHANG OF HOME PROPERTIES:
      a. HOLC
      b. Institutions
   s. SALE OF HOME PROPERTIES (3 yr.) a. HOLC
   t. MORTGAGE FUNDS
      Limited to
   u. TOTAL TAX RATE PER $1000 (193)

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards other than the fact that there is
   much adobe soil. Land improved 75%. The area is deed restricted but provisions
   leave much to be desired. Conveniences are all readily available. This terri-
   tory was originally placed on the market from 15 to 16 years ago but has develop-
   ed quite slowly. While predominantly a single family neighborhood, there are
   many multi-family dwellings scattered throughout; most of them being duplexes.
   The section south of Melrose is newer and most of the new construction is in
   that part. These improvements have been largely built by speculators and are of
   only fair grade. Many of them remain unsold. The lot value is around $20 per
   front foot. Owing to the fact that the area is located in unincorporated county
   territory, there is a possibility of an infiltration of subversive racial ele-
   ments. It is thought that the area will remain static for at least 5 years be-
   fore any further decline takes place. The area is accorded a "medial yellow"
   grade.

9. LOCATION: Melrose-San Vicente District
   SECURITY GRADE: 3rd
   AREA NO.: C-74
   DATE: 3/27/39