## AREA DESCRIPTION

**Security Map of LOS ANGELES COUNTY**

### 1. POPULATION:
- a. Increasing
- b. Moderately
- c. Decreasing
- d. Static

- b. Class and Occupation: Small business men, skilled artisans, white collar workers, etc.
- c. Foreign Families: 0%
- d. Negro: 0%
- e. Shifting or Infiltration: A few Mexicanos reported living on borders in industrial districts.

### 2. BUILDINGS:

<table>
<thead>
<tr>
<th>PREDOMINATING</th>
<th>OTHER TYPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 room Duplex flats</td>
<td>60 %</td>
</tr>
<tr>
<td>Stucco</td>
<td>Good</td>
</tr>
<tr>
<td>10 years</td>
<td>95%</td>
</tr>
<tr>
<td>5 room Duplex flats</td>
<td>Good</td>
</tr>
</tbody>
</table>

- g. 1935 Price Bracket: $7000-8000
- h. 1937 Price Bracket: $7500-8500
- i. 1939 Price Bracket: $7500-8500
- j. Sales Demand: Fair
- k. Predicted Price Trend (next 6-12 months): Static
d. 1935 Rent Bracket: $7000-8000
- m. 1937 Rent Bracket: $7500-8500
- n. 1939 Rent Bracket: $7500-8500
- o. Rental Demand: Good
- p. Predicted Rent Trend (next 6-12 months): Static

### 3. NEW CONSTRUCTION (past yr.): No.
- Type & Price: $5500-$5500
- How Selling: Moderately

### 4. OVERHANG OF HOME PROPERTIES: No.

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

### 6. MORTGAGE FUNDS:
- Ample

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

### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

- Terrain: Level with no construction hazards. Land improved 90%. This area leaves much to be desired from the standpoint of deed and zoning protection but is sufficiently developed to establish a definite pattern. Conveniences are generally available but transportation is somewhat inadequate. The area was first placed on the market 14 or 15 years ago. The area has steadily developed as a predominantly multi-family neighborhood with the exception of 18 blocks in the southern portion which is unincorporated county territory. The area is located in Beverly Hills. The single family residences in the area are well constructed and maintained. However, both population and improvements are more or less heterogeneous in character. Adjacency to an industrial area is an adverse influence. Lot values run from $40 to $45 a front foot. The area is accorded a "medial yellow" grade.

### 9. LOCATION:
- 3rd St. & Doheny Dr.
- SECURITY GRADE: 3rd
- AREA NO: C-75
- DATE: 2/28/39

**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.