AREA DESCRIPTION
Security Map of: LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Professional & business men, retired people, movie executives, & technicians, etc. Income $3000-$10,000 & up
   c. Foreign Families: 0 %
   d. Negro: 0 %

2. BUILDINGS:
   a. Type and Size
      Predominating 60 %: 6-7 room Duplexes
      Other Type 30 %: 6-7 room Bungalows
   b. Construction
      Stucco
   c. Average Age
      5 years
   d. Repair
      Good
   e. Occupancy
      98 %
   f. Owner-occupied
      20 %
   g. 1935 Price Bracket
      $11,000-$13,000
   h. 1937 Price Bracket
      $11,000-$13,000
   i. 1939 Price Bracket
      $10,500-$12,500
   j. Sales Demand
      Fair
   k. Predicted Price Trend
      Down
   l. 1935 Rent Bracket
      $65-90 per unit
   m. 1937 Rent Bracket
      $65-90
   n. 1939 Rent Bracket
      $60-85
   o. Rental Demand
      Fair
   p. Predicted Rent Trend
      Down
   q. 1935 Rent Bracket
      $12,000

3. NEW CONSTRUCTION (past yr.)
   Type & Price Stucco/How Selling
   No

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

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC: 1
   b. Institutions: None
   1938-9

6. MORTGAGE FUNDS:
   Amerite

7. TOTAL TAX RATE PER $1000 (193-7) $ 52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 75%. This area is located in the City of Beverly Hills and while deed restrictions are lacking, city zoning is highly protective. Comforts are all readily available. This tract was subdivided and developed some 12 or 13 years ago. The area is zoned as a multi-family residential district and it has predominantly developed along those lines. Improvements are largely duplexes, construction and maintenance being of high quality. Architectural designs are pleasing and improvements are harmonious. Population is homogeneous. Recently, there has been a tendency toward large improvements, containing a greater number of units. Single family residences are excellently maintained and assure high pride of ownership. Lot values are around $80 per front foot. Olympic Blvd. constitutes a traffic hazard. Although having all the qualifications of a higher grade, the admixture of multi-family and single family dwellings is thought to preclude better than a "high yellow" grade.

9. LOCATION: Beverly Hills
   SECURITY GRADE: 3rd
   AREA NO. 676
   DATE 2/8/39
   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.