AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Business & professional men, minor office executives and other white collar workers. Income $1500-$3000
   c. Foreign Families: 0 % Nationalities: 
   d. Negro: 0 %
   e. Shifting or Infiltration: Definite infiltration of Jewish families - Probably 15% of population now being American citizens of that race

2. BUILDINGS:
   a. Type and Size: 6 room duplexes
   b. Construction: Stucco
   c. Average Age: 10 years
   d. Repair: Fair
   e. Occupancy: 90%
   f. Owner-occupied: 15%
   g. 1935 Price Bracket: $6000-$7000
   h. 1937 Price Bracket: $7500-$8500
   i. 1939 Price Bracket: $7500-$8500
   j. Sales Demand: Fair to good
   k. Predicted Price Trend: Static to down (next 6-12 months)
   l. 1935 Rent Bracket: $32.50-35
   m. 1937 Rent Bracket: $40-42.50
   n. 1939 Rent Bracket: $40-42.50
   o. Rental Demand: Fair to good
   p. Predicted Rent Trend: Static to down (next 6-12 months)

3. NEW CONSTRUCTION (past yr.):
   a. Type & Price: 5-6 Rm. Bang. How Selling: Slowly

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

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

6. MORTGAGE FUNDS:
   a. Angelo: 7. TOTAL TAX RATE PER $1000 (1939): $.52.70

7. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 80%. Deed restrictions in this area offer only fair protection as zoning is more or less inadequate and subject to change. Conveniences all readily available and street improvements are above the average. Development of this area began from 12 to 15 years ago. During the boom period in the 20s, speculative building was done here. The area is very spotted and improvements are an admixture of single and multi-family dwellings, duplexes predominating. Construction, maintenance and architectural designs vary greatly and give to the district a heterogeneous aspect. Population is inclined to be inharmonious. There is said to be some sale and rental resistance in the area owing to recent infiltration of a number of Jewish families. The lending institutions report that operations here have not been altogether satisfactory. Olympic Blvd. is a traffic hazard. The area is accorded a "low yellow" grade.

8. LOCATION: Olympic Blvd. & Carson Road
   SECURITY GRADE: 3rd
   AREA NO: C-77
   DATE: 2/28/39