AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing Slowly Decreasing Static
   b. Class and Occupation Business & professional men, Motion Picture employees, white collar workers, etc. Income $2000-$3500 & up
   c. Foreign Families 0 % Nationalities...
   d. Negro 0 %
   e. Shifting or Infiltration Noticeable encroachment of income improvements

2. BUILDINGS:
   a. Type and Size PREDOMINATING 30 % OTHER TYPE 30 %
      7-9 room 2 story 6-7 room bungalows
      Stucco Stucco
   b. Construction
   c. Average Age 20 years 18 years
   d. Repair Fair to good Fair to good
   e. Occupancy 97% 97%
   f. Owner-occupied 40% 40%
   g. 1935 Price Bracket $6500-9000 % change
   h. 1937 Price Bracket $6000-10,000 10 %
   i. 1939 Price Bracket $6000-10,000 %
   j. Sales Demand Poor Poor
   k. Predicted Price Trend (next 6-12 months) Static to downward Static to downward
   l. 1935 Rent Bracket $65 - 75 % change
   m. 1937 Rent Bracket $75 - 85 %
   n. 1939 Rent Bracket $65 - 75 %
   o. Rental Demand Poor Fair
   p. Predicted Rent Trend (next 6-12 months) Downward
   8-8 Unit multi-family Downward

3. NEW CONSTRUCTION (past yr.) Type & Price Type & Price $20000-$25000 How Selling Owner built
   4. OVERHANG OF HOME PROPERTIES:
      a. HOLC None
      b. Institutions Few
   5. SALE OF HOME PROPERTIES (3 yr.)
      a. HOLC 3
      b. Institutions Few
      1938-9
   6. MORTGAGE FUNDS: Limited
   7. TOTAL TAX RATE PER $1000 (193 ) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades and no construction hazards. Land improved 90%. About half of the area is zoned for multi-family dwellings and the balance single family. Conveniences all readily available. This area was subdivided and placed on the market some 20 to 25 years ago and its earlier development was almost wholly single family residences. Lately, however, improvements have run quite strongly to multi-family construction and there are quite a few large apartment houses in the area. The best of these are on Havenhurst and Crescent Heights and are of Class A construction. While many of the old homes are highly maintained and are still in original ownership, the trend of the area is definitely toward residential income property with a threat of business encroachment in the course of time. Lot values are from $40 to $50 per front foot which militates against single family construction in an area of this character. Realtors state that FHA financing is having the effect of lowering rental values which is very noticeable in this area. It is thought that the trend of desirability in this area will remain static to slowly downward for the next ten years. It is, therefore, accorded a "medial yellow" grade.

9. LOCATION Fountain-Crescent Heights Dist. SECURITY GRADE 3rd AREA NO. 6-78 DATE 2/24/39