AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static
   d. Yes

   Class and Occupation:
   White collar workers, skilled artisans & retired people.

   Income $1500-$2500, Higher in northwest section.

   Foreign Families 0%
   Nationalities -
   d. Negro 0%

   Infiltration of Jewish families, probably 10% of total now. Encroachment of income properties indicated.

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 90%
      5-7 room bungalows
   
      OTHER TYPE 5%
   
      3-5 room bungalows
   
      Frame and stucco
   
   b. Construction
   
   c. Average Age
   18 years
   
   d. Repair
   Fair to good
   
   e. Occupancy
   98%
   
   f. Owner-occupied
   55%
   
   g. 1935 Price Bracket
   $3500-6000
   5%
   
   h. 1937 Price Bracket
   $4000-7000
   15%
   
   i. 1939 Price Bracket
   $4500-7050
   5%
   
   j. Sales Demand
   5%
   
   k. Predicted Price Trend
   Static to down
   
   l. 1935 Rent Bracket
   $40 - $50
   5%
   
   m. 1937 Rent Bracket
   $45 - $55
   5%
   
   n. 1939 Rent Bracket
   $45 - $55
   5%
   
   o. Rental Demand
   Poor to fair
   
   p. Predicted Rent Trend
   Static to down
   
3. NEW CONSTRUCTION (past yr.)
   Type & Price
   5-6-7 rooms How Selling Owner built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC
   1
   
   b. Institutions
   Few
   
5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC
   5
   
   b. Institutions
   Few
   
6. MORTGAGE FUNDS:
   Ample
   
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%. Zoning is somewhat spotted, being generally single family, however, with multi-family construction permitted in stated locations. Conveniences all readily available and proximity to downtown business district is also a favorable influence. This area was subdivided some 20 odd years ago and its development was rapid. It is one of the oldest sections of Hollywood and the trend is quite decidedly toward residential income properties. Many sections of the area are entirely built up with 5 and 7 room bungalows which are well constructed and maintained. This is particularly true in the northwest section. Mortgage lenders report an unfavorable lending experience in this district with a number of foreclosures upon which losses were taken. It will be noted that the P.E. Ry. runs diagonally thru the area and while this adds to transportation conveniences, it is said to be distinctly detrimental so far as sales are concerned. This area presents a border-line case and in many respects is entitled to a "low blue" grade. However, there is very little opportunity for further development and it is thought that the area is already slowly declining. Therefore, a "high yellow" grade is assigned.

9. LOCATION
   Hollywood
   SECURITY GRADE 3rd
   AREA NO. C-79
   DATE: 5/24/39