AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION: a. Increasing   Slowly   Decreasing   Static

b. Class and Occupation  Business men, white collar workers, etc.
Income $3000-$5000

c. Foreign Families  Percentage  Nationalities  None subversive  d. Negro  0 %

e. Shifting or Infiltration  Increasing Jewish population

2. BUILDINGS:

<table>
<thead>
<tr>
<th>Predicting Type</th>
<th>Predominating 60 %</th>
<th>Other Type 30 %</th>
</tr>
</thead>
<tbody>
<tr>
<td>PREDOMINATING</td>
<td>2 &amp; 4 unit multi-family</td>
<td></td>
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<tr>
<td>OTHER TYPE</td>
<td>5 &amp; 6 room bungalows</td>
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a. Type and Size  Stucco
b. Construction

c. Average Age  10 years  12 years
d. Repair  Fair to good  Fair to good
e. Occupancy  90%  97%
f. Owner-occupied  25%  40%
g. 1935 Price Bracket  $7500-17,500  % change  $5500-6500  % change
h. 1937 Price Bracket  $9000-20,000  %  $6000-7000  %
i. 1939 Price Bracket  $9000-20,000  %  $6000-7000  %
j. Sales Demand  Fair to good  Good

k. Predicted Price Trend
   (next 6-12 months)
   Static

l. 1935 Rent Bracket  $45-65 per unit  % change  $45-60  % change
m. 1937 Rent Bracket  $50-70  %  $55-65  %

n. 1939 Rent Bracket  $50-70  %  $55-65  %
o. Rental Demand  Fair to good  Fair to good

p. Predicted Rent Trend
   (next 6-12 months)
   Static to downward  Static to downward

3. NEW CONSTRUCTION (past yr.) No 10. Type & Price $10,000-$25,000 How Selling Owner built

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

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC  3  c. Institutions  Few

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER $1000 (1931) $52.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 90%. Zoning is for multi-family improvements. Conveniences all readily available. Transportation is supplied by buses. Area was subdivided and placed on market around 1923. It was at first largely a single family neighborhood, but latterly improvements have been principally duplexes and quadruplexes. Recent construction has been of good quality but there is said to have been much "jerry building" in the area in its earlier years. Maintenance is spotted but generally good. Improvements are fairly uniform. The increasing concentration of Jewish families is said to be a derogatory influence and this, together with the predominance of multi-family dwellings, leads to the conclusion that the area should not be accorded higher than a "low yellow" grade.

9. LOCATION: Beverly to Melrose  Gardner to Edinburgh
   SECURITY GRADE: 3rd - AREA NO. 0-81  DATE 3/24/59  262