1. POPULATION:
   a. Increasing: Rapidly
   b. Class and Occupation: Business & professional men, white collar workers, etc.
   c. Income: $2500-$4500
   d. Foreign Families: None
   e. Shifting or Infiltration: Jewish population increasing, now amounts to about 60%

2. BUILDINGS:
   a. Type and Size
      - Predominating: 70% 5-6 room bungalows
      - Other Type: 20% Multi-family
   b. Construction
      - Predominating: Frame & stucco
      - Other Type: Frame & stucco
   c. Average Age
      - Predominating: 12 years
      - Other Type: 10 years
   d. Repair
      - Predominating: Fair to good
      - Other Type: Fair to good
   e. Occupancy
      - Predominating: 97%
      - Other Type: 90%
   f. Owner-occupied
      - Predominating: 45%
      - Other Type: 25%
   g. 1935 Price Bracket
      - Predominating: $5000-6000
      - Other Type: $7500-10000
   h. 1937 Price Bracket
      - Predominating: $5500-6500
      - Other Type: $9000-12000
   i. 1939 Price Bracket
      - Predominating: $5500-6500
      - Other Type: $9000-12000
   j. Sales Demand
      - Predominating: Good
      - Other Type: Fair to good
   k. Predicted Price Trend
      - Predominating: Static
      - Other Type: Static to downward
   l. 1935 Rent Bracket
      - Predominating: $45-55
      - Other Type: $45-65 per unit
   m. 1937 Rent Bracket
      - Predominating: $55-65
      - Other Type: $50-70
   n. 1939 Rent Bracket
      - Predominating: $55-65
      - Other Type: $50-70
   o. Rental Demand
      - Predominating: Fair to good
      - Other Type: Fair to good
   p. Predicted Rent Trend
      - Predominating: Static to downward
      - Other Type: Static to downward

3. NEW CONSTRUCTION (past yr.):
   - Type: 10 multi-unit $10,000-$25,000

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC
      - Predominating: 9
   b. Institutions
      - Predominating: Few

5. SALE OF HOME PROPERTIES (last 3 yr.):
   a. HOLC
      - Predominating: 2
   b. Institutions
      - Predominating: Few

6. MORTGAGE FUNDS:
   - Predominating: Ample

7. TOTAL TAX RATE PER $1000 (1937):
   - Predominating: $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   - Terrain: Level with favorable grades, no construction hazards.
   - Zoning: Predominantly single family, balance multi-family.
   - Transportation: Buses available.
   - Conveniences: All readily available.
   - Western part was formerly an oil field. Recent construction has been largely in this part, principally along Orlando and Croft Avenues, and has consisted principally of modernistic style 2 to 4 family dwellings. Construction and maintenance generally of good quality. Improvements along Crescent Heights Blvd., La Jolla and Sweetzer Aves. are more uniform and of better architectural designs than in other parts. The trend of improvements is toward income properties. Population inclined to be heterogeneous owing to high percent of Jewish inhabitants. The matter of zoning the district to the east of area, which is in County territory and was formerly occupied by the La Brea oil field, is before the County Planning Commission, and a favorable determination will favorably affect all adjacent properties and an adverse decision will have the opposite effect. This area is undoubtedly declining but current opinion is to the effect that it will remain more or less static for a number of years to come. A "medium yellow" grade is accorded.

9. LOCATION: Wilshire-Fairfax SECURITY GRADE: 3rd AREA NO. C-92 DATE 2/24/39
   - This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.