AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing Static
   b. Class and Occupation workers, etc., Income $3500-$5000
   c. Foreign Families 0% Nationalities d. Negro 0%
   e. Shifting or Infiltration Infiltration of Jewish families is noticeable.

2. BUILDINGS: PREDOMINATING OTHER TYPE
   a. Type and Size 2 & 4 family dwellings Single-family 15%
   b. Construction Stucco Apartment houses 5%
   c. Average Age 12 years
   d. Repair Good
   e. Occupancy 95%
   f. Owner-occupied 35%
   g. 1935 Price Bracket $9000-12,000 % change
   h. 1937 Price Bracket $1000-15,000 % change
   i. 1939 Price Bracket $10500-14,000 % change
   j. Sales Demand Slow
   k. Predicted Price Trend (next 6-12 months) Static to downward
   l. 1935 Rent Bracket $35-60 per unit % change
   m. 1937 Rent Bracket $40-75 % change
   n. 1939 Rent Bracket $40-70 % change
   o. Rental Demand Poor to fair
   p. Predicted Rent Trend (next 6-12 months) Static to downward

3. NEW CONSTRUCTION (past yr.) No.. Type & Price duplex $2,500 How Selling Moderately

4. OVERHANG OF HOME PROPERTIES: a. HOLC 1 b. Institutions Fox

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 2 b. Institutions Fox

6. MORTGAGE FUNDS... Apple 7. TOTAL TAX RATE PER $1000 (1938-39) $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades. No construction hazards. Land improved 90%. Deed restrictions permit multiple-family structures and protect against subversive racial elements. Zoning is multi-family residential. Conveniences of highest quality are all readily available. This area was subdivided about 18 years ago and has developed into one of the best and most popular multi-family districts in the city. The predominant type of improvement is duplexes generally of 7 to 8 room units and quadruplexes of 6-room units. Construction and maintenance are of excellent character and architectural designs are harmonious. Population is of the upper medium income group, approximately 20% of which are Jewish families. The southern half is considered more desirable and commands better rentals than the northern part. This is probably on account of its proximity to the widely known "Miracle Mile" trading area along Wilshire Blvd. Land values are firm and vacant lots have sold as high as $100 per front foot. The apartment houses in the area are largely located in the southwest part. The block east of La Brea Ave. between 2nd & 3rd Sts., which has long been occupied by a horticultural nursery, is now in process of being subdivided. Deed restrictions have not as yet been disclosed. This area, if judged from the standpoint of desirability as a multi-family residential district, would be given a high blue grade, but as a single family area it is accorded a "high yellow" grade.

9. LOCATION Hollywood District SECURITY GRADE 3rd AREA NO.0-37 DATE 2/23/39