AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static
   d. Professional & business men, white collar workers, artisans, service workers, etc. Income $1500-$2500 & up.
   e. Foreign Families 0%
   f. Nationalities
   g. Infiltration of subversive racial elements & encroachment
   h. Negro 0%
   i. Shifting or Infiltration of business

2. BUILDINGS:
   a. Type and Size
      i. PREDOMINATING 50%
      ii. OTHER TYPE 40%
      iii. 5-7 rooms
      iv. 8-10 rooms
   b. Construction
      i. Frame & stucco
      ii. Largely frame
   c. Average Age
      i. 20 years
      ii. 25 years
   d. Repair
      i. Fair
      ii. Fair
   e. Occupancy
      i. 98%
      ii. 98%
   f. Owner-occupied
      i. 50%
      ii. 60%
   g. 1935 Price Bracket
      i. $4750-$6500
      ii. $6000-$8000
   h. 1935 Price Bracket
      i. $5000-$7000
      ii. $6600-$8500
   i. 1939 Price Bracket
      i. $5000-$7000
      ii. $6500-$8500
   j. Sales Demand
      i. Poor to fair
      ii. Poor at above prices
   k. Predicted Price Trend (next 6-12 months)
      i. Slowly downward
      ii. Downward
   l. 1935 Rent Bracket
      i. $40-$90
      ii. $65-$90
   m. 1937 Rent Bracket
      i. $50-$80
      ii. $80-$110
   n. 1939 Rent Bracket
      i. $50-$75
      ii. $75-$100
   o. Rental Demand
      i. Fair to good
      ii. Fair
   p. Predicted Rent Trend (next 6-12 months)
      i. Static to slowly downward
      ii. Downward (slowly)

3. NEW CONSTRUCTION (past yr.) No.
4. OVERHANG OF HOME PROPERTIES
   a. HOLC
      i. 4
   b. Institutions
      i. Many

5. SALE OF HOME PROPERTIES (3 yr.)
   a. HOLC
      i. 4
   b. Institutions
      i. Many

6. MORTGAGE FUNDS
   a. Ample
6. TOTAL TAX RATE PER $1000 (1937) $52.70

7. 1939

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   a. Terrain: Level with no construction hazards. Land improved 95%. Deed restrictions if they ever existed have expired, and zoning is multi-family residential. Conveniences are all readily available. This area was subdivided about 30 years ago and has developed without apparent direction. Originally a single-family district the present trend is distinctly toward residential income properties of various types and sizes. Construction varies from standard to "jerry built" and maintenance, while generally fair in quality, is spotted. Improvements are heterogeneous in character ranging from single story bungalows to old 8 and 10 room dwellings and multi-family structures. West of Gramercy Place in southern part homes are uniformly large and outmoded but fairly maintained and largely owner occupied. Population is much more homogeneous than varying types of improvements would indicate. While definitely declining and largely lacking in appeal, it is thought that this area will resist threatened racial infiltration and encroachment of business for a number of years to come. It is therefore accorded a "modial yellow" grade.

9. LOCATION
   West of Western Security Grade. 3rd. Area No. C-38.
   DATE 2/25/39
   box, Wilshire to Beverly

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