AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static
   Professional & business men, white collar workers, artisans, service workers, etc. Income $1500-$2500 & up.

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 50 %  OTHER TYPE 40 %
      5-7 rooms
      8-10 rooms
   b. Construction
      Frame & stucco
      Largely frame
   c. Average Age
      20 years
      25 years
   d. Repair
      Fair
      Fair
   e. Occupancy
      98%
      98%
   f. Owner-occupied
      50%
      60%
   g. 1935 Price Bracket
      $4750-$5500
      $6000-$8000
      % change
      $6000-$8500
      % change
   h. 1937 Price Bracket
      $5000-$7000
      $6500-$8500
      %
   i. 1939 Price Bracket
      $5000-$7000
      $6500-$8500
      %
   j. Sales Demand
      Poor to fair
      Poor at above prices
   k. Predicted Price Trend (next 6-12 months)
      Slowly downward
      Downward
   l. 1935 Rent Bracket
      $40-$90
      $65-$90
      % change
   m. 1937 Rent Bracket
      $55-$80
      $80-$110
      %
   n. 1939 Rent Bracket
      $50-$75
      $75-$100
      %
   o. Rental Demand
      Fair to good
      Fair
   p. Predicted Rent Trend (next 6-12 months)
      Static to slowly downward
      Downward (slowly)

3. NEW CONSTRUCTION (past yr.) No. 3 Type & Price $5500-$7000 How Selling Owner built

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

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

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER $1000 (1932 $52.70)

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   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. 688 DATE 75/39
   West, Wilshire to Beverly