AREA DESCRIPTION

Security Map of Los Angeles County

   Retired capitalists, business & professional men, and Jr.
   b. Class and Occupation: executives. Income $2500 & up.
   c. Foreign Families: Nationalities: -
   d. Negro: 0%
   e. Shifting or Infiltration: None apparent and deemed remote.

2. BUILDINGS:
   a. Type and Size: Predominating 40% Apt. houses, flats
   b. Construction: bungalow type, and multi-family residences
   c. Average Age: 25 years
   d. Repair: Good
   e. Occupancy: 99%
   f. Owner-occupied: 60%
   g. 1935 Price Bracket: Nominal $6000-10,000 $13,000-36,000 $17,500-42,500
   h. 1937 Price Bracket: $6600-11,000 % change
   i. 1939 Price Bracket: $6500-11,000 % change
   j. Sales Demand: Poor except at sacrifice
   k. Predicted Price Trend: Static Declining: (slowly)
   l. 1935 Rent Bracket: $60-80 % change $25-55 per unit $30-70
   m. 1937 Rent Bracket: $65-90 10 % $27.50-65
   n. 1939 Rent Bracket: $65-90 10 % $27.50-65
   o. Rental Demand: Fair
   p. Predicted Rent Trend: Static Down: (lack of demand)

3. NEW CONSTRUCTION (past yr.): No Type & Price: How Selling: --

4. OVERHANG OF HOME PROPERTIES: a. HOLC 7 b. Institutions: Fair

5. SALE OF HOME PROPERTIES (last yr.): a. HOLC 12 b. Institutions: Fair

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1939): $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades and no construction hazards. Land improved 95% of possible 100%. Deed restrictions are expiring and zoning varies from single-family to unlimited residential. Conveniences are all readily available. This area comprises several subdivisions which were placed upon the market from 1904 to 1910 and developed into part of Los Angeles' most exclusive residential district. Owing to its very favorable location, when deed restrictions began to expire some 10 years ago, multi-family structures began to appear. The transition from an exclusive single-family neighborhood to a residential income district is proceeding in such an orderly manner and the new structures are so nearly in keeping with the neighborhood that there has been a minimum disturbance of single-family residential values. These multiple housing structures are said to be the most uniform and well-built in the city. The area is surrounded by major arterials upon which outlying business establishments are located. Third Ave., which traverses the area, while not a business street, is an arterial thoroughfare and a traffic hazard. While 8 to 10 room mansions are scattered throughout the area, practically all improvements in the district north of Third and west of Normandie Sts. are of this type. In the district north of First St. between Normandie and Normandie Aves., there is a concentration of well constructed 5 room bungalows, having an average age of 20 years. Construction, maintenance and architectural designs of all types of improvements are of excellent quality. While the area is definitely declining from the standpoint of single family dwellings, it is felt

9. LOCATION: Wilshire

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