AREA DESCRIPTION

Security Map of Los Angeles County

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

2. BUILDINGS:
   PREDOMINATING  40 % OTHER TYPE 35 %
   a. Type and Size Apt. houses, flats
      8 to 10 rooms
   b. Construction Frame, brick & stucco
      bungalow cts, & multi-family residences
   c. Average Age 25 years
   d. Repair Good
   e. Occupancy 99%
   f. Owner-occupied 60%
   g. 1935 Price Bracket $6000-10,000 % change $13,000-36,000 % change
   h. 1937 Price Bracket $6600-11,000 %
   i. 1939 Price Bracket $6000-11,000 %
   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 % change
   m. 1937 Rent Bracket $65-90 10 %
   n. 1939 Rent Bracket $65-90 10 %
   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 Few

5. SALE OF HOME PROPERTIES (3 yr.) a. HOLC 12
   b. Institutions Few

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 keep­
   ing 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 Kornmore 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 (Continued on next page)

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