AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing  ___________ Decreasing  ___________ Static  Yes
      Business & professional men, white-collar workers, drilled
   b. Class and Occupation...
      Mostly Italians — few Russians,
      Mexicans & Japs
   c. Foreign Families 10% Nationalities
      Mostly Italians — few Russians,
      Mexicans & Japs
   d. Negro  1%
   e. Shifting or Infiltration
      Indication of increase of foreign elements

2. BUILDINGS:
   a. Type and Size
      Predominating 40% Other Type 45%
      7 to 9 singles
      Apts., flats, bungalow cts
      Frame, brick, stucco & reinforced concrete
   b. Construction
      Frame
      Frame, brick, stucco & reinforced concrete
   c. Average Age
      40 years
      17 years
   d. Repair
      Poor to fair
      Fair to good
   e. Occupancy
      97%
      90%
   f. Owner-occupied
      10%
      None known
   g. 1935 Price Bracket
      $3000-6000 % change $ Various % change
   h. 1937 Price Bracket
      $4000-6500 % of from
      $10,000-150,000
   i. 1939 Price Bracket
      $4000-6500
      $ Various
   j. Sales Demand
      Poor
      Poor to fair
   k. Predicted Price Trend
      (next 6-12 months)
      Static
      Static
   l. 1935 Rent Bracket
      $30-60 % change
      $ Various % change
   m. 1937 Rent Bracket
      $35-65 % of from
      $20-100 up
   n. 1939 Rent Bracket
      $35-60 %
      $20-90
   o. Rental Demand
      Fair
      Fair
   p. Predicted Rent Trend
      (next 6-12 months)
      Static
      Static

3. NEW CONSTRUCTION (past yr.) No. 0 Type & Price — How Selling —

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

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

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1938) $52.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling with some sharp grades. No construction hazards. Land
   improved 80%. Deed restrictions have expired. Zoned to permit multi-family
   improvements with some locations spot zoned for business. Conveniences all
   readily available. This area was subdivided between 45 and 50 years ago, and was
   at one time a high-class residential section. It later became oil-producing
   territory and many shallow oil wells were drilled. As these stopped producing,
   zoning ordinances were enacted prohibiting this type of development. Since that
   time development has been steadily toward multi-family improvements. These cover
   many sizes and types and range from high-class apartment buildings to mediocre
   flats and bungalow courts. The area is extremely spotted and both population and
   improvements are heterogenous. While some sections of this area are definitely
   on the verge of blight and infiltration of subversive races is more than a threat,
   it is thought that a more accurate reflection would be given by according a "low
   yellow" grade.

9. LOCATION Los Angeles SECURITY GRADE 3rd. - AREA NO. 6-94. DATE 2/27/39

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