AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Slowly
   b. Class and Occupation: Professional men, Income $1200-$2400
   c. Foreign Families: 5%
   d. Negro: 0%
   e. Skilled artisans, white-collar workers, small business and
   f. Income: $1300-$3400
   g. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5 & 6 room
   b. Construction: Frame & stucco
   c. Average Age: 20 years
   d. Repair: Fair to good
   e. Occupancy: 98% (all singles 97%)
   f. Owner-occupied: 50%
   g. 1935 Price Bracket: $2500-$3500
   h. 1937 Price Bracket: $2750-$3750
   i. 1939 Price Bracket: $2750-$3750
   j. Sales Demand: Fair
   k. Predicted Price Trend: Static (next 6-12 months)
   l. 1935 Rent Bracket: $25-$30
   m. 1937 Rent Bracket: $27.50-$35
   n. 1939 Rent Bracket: $30-$40
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.): No
   a. Type & Price: $4000-$5500
   b. How Selling: Moderately

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 6
   b. Institutions: Many

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: 16
   b. Institutions: Many

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1938-9): $52.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling to hillside and hilltop. No construction hazards. Land improved 80%. Zoning is mixed but largely single-family residential. Conveniences are all readily available. This area was subdivided over 25 years ago, and has always been a medium priced district. Construction ranges from standard to substandard. Maintenance is spotted but generally of good character. Owing to wide age differential improvements have an inharmonious aspect. Population is inclined to be heterogeneous. Improvements along Monte Vista St. and south are older than balance of area. There is a section between Mesa Ave. and Piedmont, east of Ave. 61, which is of better quality and of higher grade. This also might be said of several sections in the north and western part of area. In fact, grades run from "low" to "high" yellow in different parts. The main line of the Atchison, Topeka & Santa Fe Railroad bisects the lower part of area and unfavorably affects that section. Location of area is a favorable factor. Figueroa St. is an arterial highway and traffic hazard. The area is accorded a "medial yellow" grade.

9. LOCATION: Highland Park
   SECURITY GRADE: 3rd
   AREA NO.: C-96
   DATE: 3/6/39

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