AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing __________ Decreasing __________ Static __________
      Local business & professional men, white-collar workers,
   b. Class and Occupation ____________________________
      skilled artisans, etc. Income $500-$7500
   c. Foreign Families __________ Nationalities __________________________
      Few Mexicans & Japs __________
   d. Negro __________
      Slow influx of subversive racial groups near Western Ave.
   e. Shifting or Infiltration ____________________________
      Between Santa Barbara and Exposition

2. BUILDINGS:
   a. Type and Size ____________________________
      Larger dwellings 10%
   b. Construction Frame & stucco ____________________________
      Multi-family 5%
   c. Average Age ____________________________
      16 years
   d. Repair ____________________________
      Fair
   e. Occupancy ____________________________
      97%
   f. Owner-occupied ____________________________
      45%
   g. 1935 Price Bracket ____________________________
      5 rooms
      % change $3000-4000 $3000-4000 $ 0
   h. 1937 Price Bracket ____________________________
      % change $3000-4000 $3000-4000 $ 0
   i. 1939 Price Bracket ____________________________
      % change $3000-4000 $3000-4000 $ 0
   j. Sales Demand ____________________________
      Slow
   k. Predicted Price Trend ____________________________
      Static
   l. 1935 Rent Bracket ____________________________
      (next 6-12 months)
      $22.50-33.50 $22.50-33.50 $ 0
   m. 1937 Rent Bracket ____________________________
      % change $27.50-37.50 $27.50-37.50 $ 0
   n. 1939 Rent Bracket ____________________________
      % change $30.00-40.00 $30.00-40.00 $ 0
   o. Average Age ____________________________
      Fair
   p. Predicted Rent Trend ____________________________
      (next 6-12 months)
      Static
      5 rm. stucco bungalow

3. NEW CONSTRUCTION (past yr.)
   a. Type & Price ____________________________
      $2000-4000
      How Selling Owner built
      5 rooms

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 2
   b. Institutions Few

5. SALE OF HOME PROPERTIES (.3 yr.)
   a. HOLC 24
   b. Institutions Many

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1937-)
   1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level. No construction hazards. Land improved 98%. Deed restrictions
   are or have expired. Zoning is very generally single-family residential. Conveniences
   are all readily available. This subdivision was placed upon the market
   some 25 years ago by the Los Angeles Investment Co., and has now reached the
   saturation point. Construction is of low standard quality and maintenance is only
   fair. Uniform setbacks are helpful, but do not offset lack of harmony in architec­
   tural designs. Population is largely local in character, which minimizes favorable
   influence of the better grade districts to the west. The increasing number of
   multiple family structures of indifferent quality are believed to indicate the
   general trend of the neighborhood. The area as a whole is definitely declining
   and is accorded a "medial yellow" grade.

9. LOCATION Southwest SECURITY GRADE 3rd AREA NO. 0-99 DATE 3/15/39
   CAUTION: This area is currently affected in whole or in part by an Ad valorem
   Tax District. Individual properties should be checked for this hazard.