AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
a. Increasing  
   b. Decreasing  
   c. Static  
   
   a. Professional & business people, skilled artisans, studio professionals and amateurs.  
   b. Class and occupation - artists, craftsmen and technicians. Income $1300-$2400.  
   c. Foreign Families - 5%  
   d. Nationalities - Italians not considered subversive. Negro - 0%.  
   
   e. Shifting or infiltration of American Jewish families is noticeable.  

2. BUILDINGS:  
   PREDOMINATING - 65%  OTHER TYPE - 35%  
   
   a. Type and Size  
      5-room bungalows  
      2 & 3 room shacks  
   
   b. Construction  
      Frame - some stucco  
      4-room bungalows  
      6 or more rooms  
   
   c. Average Age  
      30 years  
      Multi-family  
   
   d. Repair  
      Poor to fair  
      Good for new only.  
   
   e. Occupancy  
      98%  
      Good for new only.  
   
   f. Owner-occupied  
      76%  
      Old will sell only at a price.  
   
   g. 1935 Price Bracket  
      $2500-3000  
      % change  
      $2750-3250  
   
   h. 1937 Price Bracket  
      $2750-3250  
      % change  
   
   i. 1939 Price Bracket  
      $2750-3250  
      % change  
      $2750-3250  
   
   j. Sales Demand  
      Good for new only.  
      Old will sell only at a price.  
   
   k. Predicted Price Trend  
      Downward  
      Good for new only.  
   
   l. 1935 Rent Bracket  
      $25-30  
      % change  
      $30-35  
   
   m. 1937 Rent Bracket  
      $30-35  
      % change  
      $30-35  
   
   n. 1939 Rent Bracket  
      $30-35  
      % change  
      $30-35  
   
   o. Rental Demand  
      Good rent area  
      Good for new only.  
   
   p. Predicted Rent Trend  
      Static  
      5 rm. bungalows.  

3. NEW CONSTRUCTION (past yr.)  
   No. - 35  
   Type & Price - $4500-$4500.  
   How Selling - Moderately.  
   
4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC - 2  
   b. Institutions - Poor  
   
5. SALE OF HOME PROPERTIES (3 yr.)  
   a. HOLC - 1  
   b. Institutions - Poor  
   
6. MORTGAGE FUNDS:  
   Limited except FHA.  
   TOTAL TAX RATE PER $1000 (1939) - $22.70  
   
8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   
   Terrain: Level; no construction hazards. Land improved 80%. Zoning is mixed, but largely single family residential. Schools, churches and trading centers conveniently available, but transportation only fairly so. Many dead-end and some unimproved streets. This area is between 30 and 40 years old and has never been a popular district. It has probably seen its greatest activity in the past 5 years due to the stimulus provided by FHA financing. Construction ranges from "shack" to standard. Maintenance is spotted and at best is only fair. Population and improvements are heterogeneous. Lot values run from $10 to $12 per front foot. Proximity to motion picture studios and nearby active areas are favorable factors. This is no appeal to the location and platting is poor. This is an inactive district with a limited future and is accorded a "low yellow" grade.  

9. LOCATION:  
   Palms Section  
   SECURITY GRADE: 3rd  
   AREA NO. - 0-110  
   DATE: 13/39  
   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.