AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Professional & business people, skilled artisans, studio
   b. Decreasing: Class and occupation
   c. Static: Foreign Families (Nationalities - not considered subversive). Negro: 0%

2. BUILDINGS:
   a. Type and Size:
      - Predominating: 5-room bungalows 65%
      - Other Type: 2 & 3-room shacks 35%
   b. Construction:
      - Frame - stucco: 80 years
      - Multi-family: 10 years
   c. Average Age:
      - Poor to fair: 98%
   d. Repair:
      - Occupancy: 76%
   e. Owner-occupied:
      - 1935 Price Bracket: $2500-3000
      - 1937 Price Bracket: $2750-3250
      - 1939 Price Bracket: $2950-3250
   f. Sales Demand:
      - Old will sell only at a price...
   g. Predicted Price Trend:
      - Downward
   h. 1935 Rent Bracket:
      - $25-30
   i. 1937 Rent Bracket:
      - $30-35
   j. 1939 Rent Bracket:
      - $30-35
   k. Rental Demand:
      - Good rent area

3. NEW CONSTRUCTION (past yr.):
   - Type & Price: 5-room bungalows $4500-$1000

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

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

6. MORTGAGE FUNDS:
   - Limited except FHA
   - Total Tax Rate per $1000 (1939): $52.70

7. DESCRIPTION AND CHARACTERISTICS OF AREA:
   - Location: Palms Section
   - Security Grade: 3rd - Area No. 210
   - Date: 3/13/39
   - 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.

   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.