AREA DESCRIPTION

1. POPULATION:  a. Increasing Moderate Decreasing Static
   b. Class and Occupation: collar workers, etc. Income $1500-2400
   c. Foreign Families % Nationalities: Possibly for Mexican families in
   d. Negro % adjacent business and industry districts.

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING  90 %
      OTHER TYPE  10 %
   b. Construction
   c. Average Age
   d. Repair
   e. Occupancy
   f. Owner-occupied
   g. 1935 Price Bracket
   h. 1937 Price Bracket
   i. 1939 Price Bracket
   j. Saks Demand
   k. Predicted Price Trend
      (next 6-12 months)
   l. 1935 Rent Bracket
   m. 1937 Rent Bracket
   n. 1939 Rent Bracket
   o. Rental Demand
   p. Predicted Rent Trend
      (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No. 75 Type & Price $4000-$4500

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC 0 b. Institutions Few

5. SALE OF HOME PROPERTIES (. 3 yr.)
   a. HOLC 0 b. Institutions Few

6. MORTGAGE FUNDS: Ample - FHA 7. TOTAL TAX RATE PER $1000 (1937) $47.90

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level. Some adobe soil constitutes slight construction hazard. Land improved 50%. Deed restrictions in part of area are of poor quality but provide protection from racial hazards. Zoning is mixed, but generally single-family residential. Conveniences are all readily available. This area was placed on the market between 15 and 20 years ago but developed slowly until 4 or 5 years ago. Since the advent of FHA financing the area has been quite active. Construction is inclined to be low grade standard to substandard. Maintenance is spotted but generally fair. Population and improvements, while not wholly heterogeneous, do not give the impression of harmony. Lot values range from $10 to $15 per front foot, most homesites occupying 50 feet. Parts of the area are engulfed by business and industry. This is both a favorable and detrimental influence. Proximity to two motion picture studios, undoubtedly furnishing a large percent of employment in the district. The area is accorded a "medial yellow" grade.

9. LOCATION: West Culver City SECURITY GRADE: 3rd AREA NO. 113 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.