AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  a. Increasing  Moderately  Decreasing  Static
   b. Class and Occupation  Professional & business men, retired capitalists, etc.
   c. Foreign Families  Few  Nationalities  None  subversive
   d. Negro  0 %
   e. Shifting or Infiltration  Said to be considerable infiltration of Jewish families

2. BUILDINGS:
   a. Type and Size  PREDOMINATING  80 %  OTHER TYPE  10 %
      Apt. houses, bungalow
      courts & multi-family
      Old bungalows
      3 to 10 rooms
   b. Construction  Concrete, brick & stucco
   c. Average Age  12 years
   d. Repair  Good
   e. Occupancy  High
   f. Owner-occupied  None
   g. 1935 Price Bracket  $variation in  %change
   h. 1937 Price Bracket  $to give price
   i. Price Bracket  $range
   j. Sales Demand  ?
   k. Predicted Price Trend  (next 6-12 months)  Static to downward
   l. 1935 Rent Bracket  $Too wide
   m. 1937 Rent Bracket  $in size of units
   n. Rent Bracket  $price range, (See below)
   o. Rental Demand  Fair
   p. Predicted Rent Trend  (next 6-12 months)  Multi-family, bungalow
      Static to downward

3. NEW CONSTRUCTION (past yr.)  No.
4. OVERHANG OF HOME PROPERTIES:
   a. HOLC  3
   b. Institutions  None known
5. SALE OF HOME PROPERTIES (3 yr.)  a. HOLC  4
   b. Institutions  None known
6. MORTGAGE FUNDS:
7. TOTAL TAX RATE PER $1000 (1937-8)  $53.80

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level, no construction hazards. Land improved 90%. Zoning: Unlimited
   residential. Conveniences all readily available. This area is over 40 years old
   and was originally a medium grade residential district, but is now practically
   given over to high grade residential income improvements, with dwelling unit
   rentals ranging from $40 to $125. Improvements vary from bungalow courts to 10
   story apartment buildings. Construction and maintenance are of good quality.
   Population and improvements, while somewhat at variance, are generally harmonious.
   Proximity to the far-famed Ambassador Hotel with its extensive and highly improved
   grounds and adjacency to the Wilshire Blvd. shopping district are favorable
   influences. The comparatively few remaining single-family dwellings are generally
   maintained in keeping with the neighborhood. The area is accorded a "medial
   yellow" grade.

9. LOCATION: Ambassador Hotel
   SECURITY GRADE 3rd
   District  Area No. C-115  Date 3/9/39