AREA DESCRIPTION

   Professional and small business men, artisans and white collar workers. Income $1500-$3500
b. Class and Occupation: Professional and small business men, artisans and white collar workers.
   Income $1500-$3500
b. Foreign Families: 10% Nationalities: None subversive
d. Negro: 0%

c. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5 & 6 rooms
   b. Construction: Frame & stucco
   c. Average Age: 11 years
   d. Repair: Fair to good
   e. Occupancy: 97%
   f. Owner-occupied: 50%
   g. 1935 Price Bracket: $3500-4500 % change
   h. 1937 Price Bracket: $3750-4750 % change
   i. 1939 Price Bracket: $3750-4750 % change
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $30-40 % change
   m. 1937 Rent Bracket: $35-45 % change
   n. 1939 Rent Bracket: $35-45 % change
   o. Renal Demand: Fair to good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): Type & Price: $4500-$5500 How Selling: Readily
   5 & 6 rm.
   Multi-family: $11,000

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC: 4
   b. Institutions: Few

6. MORTGAGE FUNDS: Apple FHA
   7. TOTAL TAX RATE PER $1000 (1937-): $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level to rolling with no construction hazards. Land improved 75%. Deed restrictions inadequate and poorly constructed, provide for single-family dwellings but permit multiple family dwellings in definite locations - said not being strictly enforced. Zoning: Single-family to multi-family. Conveniences all readily available. This subdivision was placed on the market during the past war period and is said to have been poorly handled from its inception. With the advent of FHA insured loans the area became quite active but demand has dropped off in past year. Construction and maintenance generally of good quality. Population not thought to be entirely homogeneous. Lack of uniformity of architectural design gives area a slightly heterogeneous aspect and diminishes appeal. La Ballona storm drain, which runs through area from east to west, constitutes a slight flood threat. Washington and Venice Blvds. are arterial thoroughfares and constitute traffic hazard. Mortgagee institutions having loans in area report their experience as being fair to good. On this account and owing to general stability of neighborhood the area is accorded a "high yellow" grade.

9. LOCATION: Venice-Banside
   SECURITY GRADE: 3rd
   AREA NO.: C-116
   DATES: 10/39