AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Professional & business men, executives, retired capitalists
   c. Foreign Families: 0%
   d. Negro: 0%

2. BUILDINGS:
   a. Type and Size: Predominating 95 %
   b. Construction: Frame, stucco & masonry
   c. Average Age: 25 years
   d. Repair: Excellent
   e. Occupancy: 99%
   f. Owner-occupied: 80%
   g. 1935 Price Bracket: $6500 & up
   h. 1937 Price Bracket: $8000 & up
   i. 1939 Price Bracket: $8000 & up
   j. Sales Demand: Poor
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $6500 & up
   m. 1937 Rent Bracket: $8000 & up
   n. 1939 Rent Bracket: $8000 & up
   o. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION:
   a. Type & Price: $10,000-
   b. How Selling: Built by owners

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 8
   b. Institutions: Very few

5. SALE OF HOME PROPERTIES:
   a. HOLC: 3
   b. Institutions: Few

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1937): $52.70
   (1938)

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades and no construction hazards. Land improved 90%. Zoning, single-family residential. Conveniences all readily available. This is one of those "horse and buggy" areas and many of the old mansions have commodious stables which have been converted into multi-unit garages. The district was originally semi-suburban in character, and has maintained its exclusiveness and dignity while being engulfed by a city which has grown more than tenfold since the area's first development. Many of the residences are still occupied by original owners or their descendants. Construction, maintenance and architectural designs are of excellent character. A homogenous population, spacious walls kept grounds and harmonious improvements give the area a charm and dignity which is most appealing. 95% of the dwellings are of the "town house" or "mansion type". It is thought the area will remain static for at least 5 years before starting upon a definite decline. This area has all the fundamental qualifications of a first grade area but age and obsolescence preclude better than a "high yellow" designation.

9. LOCATION: Victoria Park Dist. SECURITY GRADE: 3rd + AREA NO.: 2-113 DATE: 3/13/39