AREA DESCRIPTION
Security Map of Los Angeles County

1. POPULATION:
   a. Increasing: Slowly Decreasing: Static
   b. Class and Occupation: Professional & small business men, skilled artisans & white collar workers. Income $1500-$3000
   c. Foreign Families: 10% Nationalities: None thought to be subversive.
   d. Negro: 0%
   e. Shifting or Infiltration: Threat of lower class population.

2. BUILDINGS:
   a. Type and Size: 5 & 6 rooms
   b. Construction: Frame
   c. Average Age: 22 years
   d. Repair: Fair
   e. Occupancy: 97%
   f. Owner-occupied: 35%
   g. 1935 Price Bracket: $2750-$4500 40% change
   h. 1937 Price Bracket: $3000-$5000 60% change
   i. 1939 Price Bracket: $3000-$5000 60% change
   j. Sales Demand: Poor
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $25-35 40% change
   m. 1937 Rent Bracket: $30-40 60% change
   n. 1939 Rent Bracket: $30-40 60% change
   o. Rental Demand: Fair
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION:
   b. How Selling: Owner built.

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 3
   b. Institutions: Few

5. SALE OF HOME PROPERTIES:
   a. HOLC: 8
   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, no construction hazards. Land improved 80%. No deed restrictions. Zoning, various, all residential. Conveniences all readily available. This has always been a medium price single family rental district and is now rapidly becoming a multiple family area. Area is spotted both as to type and size of improvements. Construction and maintenance are of fair quality. Population and improvements are heterogeneous. Rentals are considered good in comparison to investment involved. Washington St. and Venice Blvd. are definite traffic hazards. Many multiple family dwellings of medium grade are scattered throughout. The area is definitely a "low yellow" grade.