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
      PREDOMINATING 60% OTHER TYPE 25%
      5 & 6 rooms Apt. houses, bungalow cts. & multi-family
   b. Construction
      Frame Frame, stucco & brick
   c. Average Age
      22 years 15 years
   d. Repair
      Fair Fair to good
   e. Occupancy
      97% 
   f. Owner-occupied
      35%
   g. 1935 Price Bracket
      $2750-4500 % change $ Too varied % change
   h. 1937 Price Bracket
      $3000-5500 % $ to estimate %
i. 1939 Price Bracket
      $3000-5500 $
j. Sales Demand
      Poor Fair
   k. Predicted Price Trend
      (next 6-12 months) Static Static
   l. 1935 Rent Bracket
      $25-35 % change $25-40 per unit % change
   m. 1937 Rent Bracket
      $30-40 % $30-45 %
n. 1939 Rent Bracket
      $30-40 % $30-45 %
o. Rental Demand
      Fair
   p. Predicted Rent Trend
      (next 6-12 months) Static Static

3. NEW CONSTRUCTION (past yr.) No 1.9. Type & Price $2000-$2800 How Selling Owner built

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

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

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.