AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Professional & business men, executives & white collar workers and retired people, income $3500 & up
   c. Foreign Families 0%
   d. Negro 0%
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 8 to 10 rooms
   b. Construction: Frame, stucco & masonry
   c. Average Age: 25 years
   d. Repair: Fair to good
   e. Occupancy: 99%
   f. Owner-occupied: 45%
   g. 1935 Price Bracket: $3500-7000
   h. 1937 Price Bracket: $4000-8000
   i. 1939 Price Bracket: $4000-8000
   j. Sales Demand: Poor
   k. Predicted Price Trend: Static
   l. 1935 Rent Bracket: $30-60
   m. 1937 Rent Bracket: $35-65
   n. 1939 Rent Bracket: $35-65
   o. Rental Demand: Fair
   p. Predicted Rent Trend: Static

3. NEW CONSTRUCTION (past yr.): No
4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: 1
   b. Institutions: 0

5. SALE OF HOME PROPERTIES (last yr.):
   a. HOLC: 15
   b. Institutions: 0

6. MORTGAGE FUNDS: Limited

7. TOTAL TAX RATE PER $1000 (1937-8): $.52

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level, no construction hazards. Land improved 90%. Deed restrictions expiring - many parts still protected. Zoning, generally single-family all residential. Conveniences all readily available. This is an old high class neighborhood. Twenty years ago it would have been first grade; 10 years ago it would have been second grade; now in transition stage. Many homes still in original ownership. Construction is of high character; maintenance fair to good. Many parts have charm and appeal on account of broad well-shaded streets and large attractive grounds. Population and improvements still generally homogeneous. This area in transition period - should remain static for 5 years or more. Area is assigned a "medium yellow" grade.

9. LOCATION: Venice & Western
   SECURITY GRADE: 3rd
   AREA NO.: C-120
   DATE: 3/13/39