AREA DESCRIPTION

Security Map of Los Angeles County

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

2. BUILDINGS:
   a. Type and Size PREDOMINATING 90 %
       frames, stucco & masonry
   b. Construction
   c. Average Age 25 years
   d. Repair Fair to good
   e. Occupancy 99%
   f. Owner-occupied 45%
   g. 1935 Price Bracket $3500-7000 % change
   h. 1937 Price Bracket $4000-8000 % change
   i. 1939 Price Bracket $4000-8000 % change
   j. Sales Demand
   k. Predicted Price Trend (next 6-12 months) Static
   l. 1935 Rent Bracket $30-60 % change
   m. 1937 Rent Bracket $35-65 % change
   n. 1939 Rent Bracket $35-65 % change
   o. Rental Demand Fair
   p. Predicted Rent Trend (next 6-12 months) Static

3. NEW CONSTRUCTION (past yr.) No 9 Type & Price ____________________ How Selling ____________________

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-) $52.80 1938

7. 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 "medial yellow" grade.

8. LOCATION Venice & Western SECURITY GRADE 3rd AREA NO. 0-120 DATES 3/13/39

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