AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION: a. Increasing Slowly Decreasing Static
   b. Class and Occupation Business & professional men, white collar workers, skilled
   c. Foreign Families None
   d. Negro 0%
   e. Shifting or Infiltration None apparent

2. BUILDINGS:
   a. Type and Size 5 to 6 rooms
   b. Construction Frame & stucco
   c. Average Age 20 years
   d. Repair Good
   e. Occupancy 98%
   f. Owner-occupied 60%
   g. 1935 Price Bracket $3000-4500 % change
   h. 1937 Price Bracket $3500-5000 %
   i. 1939 Price Bracket $3500-5000 %
   j. Sales Demand Fair
   k. Predicted Price Trend Static (next 6-12 months)
   l. 1935 Rent Bracket $27.50-40.00 % change
   m. 1937 Rent Bracket $30.00-45.00 %
   n. 1939 Rent Bracket $30.00-45.00 %
   o. Rental Demand Good
   p. Predicted Rent Trend Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No.
   a. Type & Price $6250-$6750. How Selling Moderately

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

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC 12
   b. Institutions Few

6. MORTGAGE FUNDS: Adequate
   7. TOTAL TAX RATE PER $1000 (1937 $52.70 )

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level. No flood threats or construction hazards. Land improved 85%.
Deed restrictions have largely expired except provisions for racial protection.
Zoning is largely single-family residential with limited amount of multi-family
structures permitted. Conveniences are all readily available. This is a well
regarded moderately priced residential section. Construction is of standard
quality and maintenance of good character, showing pride of occupancy. Architec­
tural designs are harmonious and "set backs" are uniform. Population and improve­
ments are generally homogeneous. The location is well adapted for residential
purposes. Under stimulus of FHA Title II financing there has been quite a little
new construction in the past few years. Proximity to Exposition Park and Univer­
sity of Southern California are distinctly favorable influences. Improvements
along 53rd, 54th and 55th Sts. are of poorer quality and have less appeal than
balance of district. The area as a whole is just reaching the declining point
and, while much of it is still desirable, it is felt that a "high yellow" grade
is warranted.

9. LOCATION Southwest
   SECURITY GRADE 3rd
   AREA NO. C-126
   DATE 3/3/39

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