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 artisans, etc.
c. Foreign Families Nationalities None Subversive 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
   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
   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-$8750. How Selling Moderately

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

5. SALE OF HOME PROPERTIES (.3 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. Architectural designs are harmonious and "set backs" are uniform. Population and improvements 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 University 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. 0-126 DATE 3/3/39