AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing: Slowly  
   b. Class and Occupation: Business & professional men, truck farmers, white collar workers, laborers & WPA workers. Income $700-$2400  
   c. Foreign Families:  
      - Nationalities: Non-subversive  
      - %: 9%  
   d. Negro: 0%  
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:  
   a. Type and Size: 5 rooms  
   b. Construction: Frame predominant - some stucco  
   c. Average Age: 15 years  
   d. Repair: Spotted poor to good  
   e. Occupancy: 96%  
   f. Owner-occupied: 70%  
   g. 1935 Price Bracket: $2500-2750  
   h. 1937 Price Bracket: $3000-3200  
   i. 1939 Price Bracket: $2500-3000  
   j. Sales Demand: Poor to fair  
   k. Predicted Price Trend: Static (next 6-12 months)  
   l. 1935 Rent Bracket: $17.50-22.50  
   m. 1937 Rent Bracket: $20.00-25.00  
   n. 1939 Rent Bracket: $20.00-25.00  
   o. Rental Demand: Fair  
   p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.): 35 Type & Price: $3500-$4000. How Selling: Slowly

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC: 7  
   b. Institutions: Many

5. SALE OF HOME PROPERTIES (.5 yr.):  
   a. HOLC: 6  
   b. Institutions: Many

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000 (1937-1938): $41.17

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level. Adobe soil causes slight construction hazard. Land improved 56%. All conveniences, including interurban transportation, are available. This large area includes the greatest part of Monterey Park & Wilmar, which were subdivided over 25 years ago. The area is extremely heterogeneous both as to improvements and population. Maintenance, while poor in spots, is generally fair. It would almost require a block by block survey to present an accurate picture of area, owing to its total lack of uniformity. While there has been considerable new construction during the past several years it has been so scattered as to minimise its effect upon appearance of the area. The area as a whole is lacking in appeal. This is confirmed by the comparatively large amount of properties which are for rent or sale. The area is accorded a "low yellow" grade.

9. LOCATION: Monterey Park & Wilmar  
   SECURITY GRADE: 3rd  
   AREA NO.: 2127  
   DATE: 28/39

CAUTION: This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.