AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   a. Increasing
      Moderately
      Decreasing
      Static
   b. Class and Occupation
      Business men, white collar workers, laborers, oil well workers
      Income $900-$1800
   c. Foreign Families
      Percent
      Nationalities
      None believed subversive
      d. Negro
      0%
   e. Shifting or Infiltration
      Possible threat of Mexican infiltration.

2. BUILDINGS:
   a. Type and Size
      Predominating 90%
      OTHER TYPE%
   b. Construction
      Frame & stucco
   c. Average Age
      13 years
   d. Repair
      Fair
   e. Occupancy
      98%
   f. Owner-occupied
      35%
   g. 1935 Price Bracket
      $1750-2750
      % change
   h. 1937 Price Bracket
      $2000-3000
      % change
   i. 1939 Price Bracket
      $2000-3000
      % change
   j. Sales Demand
      Fair
   k. Predicted Price Trend
      next 6-12 months
      Static
   l. 1935 Rent Bracket
      $17.50-25.00
      % change
   m. 1937 Rent Bracket
      $20.00-27.50
      % change
   n. 1939 Rent Bracket
      $20.00-27.50
      % change
   o. Rental Demand
      Good
   p. Predicted Rent Trend
      next 6-12 months
      Static
      5 rooms

3. NEW CONSTRUCTION (past yr.)
   No
   Type & Price
   $4000
   How Selling
   Owner built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC
      0
   b. Institutions
      MANY

5. SALE OF HOME PROPERTIES (.3 yr.)
   a. HOLC
      0
   b. Institutions
      NONE

6. MORTGAGE FUNDS

7. TOTAL TAX RATE PER $1000 (1937-$ 40.00)
   1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Level with favorable grades. No construction hazards. Land improved 60%. Zoning permits multi-family structures; however, predominantly single family. Conveniences are all readily available. No local transportation. Schools are of especially good quality. Many streets not developed. This is the oldest part of Montebello, and has never been a high grade district. Construction runs from standard to substandard. Maintenance is spotted but generally fair. Both population and improvements are inclined to be heterogeneous. In that part of area north of Whittier Blvd. are a number of medium grade small apartment houses and multi-family dwellings. While the area is declining and has no appeal, there will be but little change in desirability in the next 10 years. It is accorded a "modest yellow" grade.

9. LOCATION
   Montebello
   SECURITY GRADE 3rd
   AREA NO. 5-130
   DATE 4/26/39
   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.