AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing Slowly Decreasing Static

   b. Class and Occupation: Professional & business men, white collar workers, oil well employees, etc. Income $1300 to $3000

   c. Foreign Families: 0 % Nationalities: (None)
   d. Negro: 0 %

   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: Predominating 80 % 7 to 10 room dwellings 15 %
      5 and 6 room bungalows
      Frame and stucco
      14 years
      Fair to good
      98 %
      65 %
      $ 2750-3500 % change $ 3250-4000 % change
      $ 3250-4000 % change
      $ 3250-4000 % change
      Sales Demand: Static
      1935 Rent Bracket: $ 30 - 40 % change
      1937 Rent Bracket: $ 35-45 % change
      1939 Rent Bracket: $ 35-45 % change
      Rental Demand: Seasonal - Good at present
      Predicted Price Trend (next 6-12 months): Static
      Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): Type & Price: $4000-$6000 How Selling: Owner Built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: None
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (3 yr.):
   a. HOLC: None
   b. Institutions: Few

6. MORTGAGE FUNDS: Amount

7. TOTAL TAX RATE PER $1000 (193_): $44.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Level with favorable grades to semi-hillside in eastern part. No construction hazards. Land improved 70%. Deed restrictions, which expire in about 15 years, provide for minimum improvement of $3500 and racial protection. Zoning conforms to deed restrictions. Conveniences are all readily available, including interurban transportation. This area is approximately 40 years old and was developed as a beach home district. It is the best residential section of Redondo Beach. The wide spread in age of improvements gives the area a heterogeneous aspect. Construction is of standard quality and maintenance generally indicates pride of occupancy. Location permits wide view of the Pacific Ocean and proximity to the beach is also a favorable factor. The area does not affect area A 59 to the south as the latter is situated at the point of junction on the rolling foot hills of the San Pedro Hills. The area is accorded a "medium yellow " grade.

9. LOCATION Redondo Beach SECURITY GRADE 3rd AREA NO. C-161 DATE 5/11/39

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