AREA DESCRIPTION
Security Map of LOS ANGELES COUNTY

1. POPULATION:  
   a. Increasing  Moderately  Decreasing  Static  
   b. Class and Occupation  Shop foremen, skilled labor, oil workers - Income $1500-$2500
   c. Foreign Families  Few  Nationalities  None subversive  d. Negro  0
   e. Shifting or Infiltration  None apparent

2. BUILDINGS:  
   PREDOMINATING  90%  OTHER TYPE  %
   a. Type and Size  4 - 5 room
   b. Construction  Frame - some stucco
   c. Average Age  12 years
   d. Repair  Fair to good
   e. Occupancy  98%
   f. Owner-occupied  50%
   g. 1935 Price Bracket  $2000-3000  % change
   h. 1937 Price Bracket  $2250-2500  %
   i. 1939 Price Bracket  $2500-3750  %
   j. Sales Demand  Fair to good
   k. Predicted Price Trend  (next 6-12 months)  Static
   l. 1935 Rent Bracket  $15 - 25  % change
   m. 1937 Rent Bracket  $20 - 30  %
   n. 1939 Rent Bracket  $20 - 30  %
   o. Rental Demand  Good
   p. Predicted Rent Trend  (next 6-12 months)  Static

3. NEW CONSTRUCTION (past yr.) No
   6  Type & Price  $4000-4500  How Selling Readily

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

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

6. MORTGAGE FUNDS...Ample(FHA)  7. TOTAL TAX RATE PER $1000 (193...)  $55.76

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with no construction hazards. Land improved 50%. Conveniences are all readily available. This area was subdivided some 20 years ago, to meet the demand of higher paid workers in nearby industry. Construction is of standard quality and maintenance indicates pride of occupancy. Architectural designs are largely harmonious and population is homogeneous. The area is engulfed by industry on the north and south, with an active oil field on the west. Both prices and rentals are largely influenced by industrial activity. Currently there is a good demand for housing and prices are strong. Land values are around $10 per front foot. The area is well regarded and its future would seem to justify a grade of "medial yellow".

9. LOCATION  Torrance  SECURITY GRADE 3rd  AREA NO. C-169  DATE 3/20/38
   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.