AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

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

2. BUILDINGS:
   a. Type and Size
   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
   h. 1937 Price Bracket: $2250-3500
   i. 1939 Price Bracket: $2500-3750
   j. 1935 Rent Bracket: $2000-3000
   k. Predicted Price Trend: Static (next 6-12 months)
   l. 1935 Rent Bracket: $15 - 25
   m. 1937 Rent Bracket: $20 - 30
   n. 1939 Rent Bracket: $20 - 30
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static (next 6-12 months)

3. NEW CONSTRUCTION (past yr.):

   Type & Price: $4000-4500

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__): $55.78

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-160
   DATE: 3/20/30

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.