### AREA DESCRIPTION

**Security Map of: LOS ANGELES COUNTY**

1. **POPULATION:**
   - Increasing
   - Moderately
   - Decreasing
   - Static

   - Class and Occupation: Business & professional men, shop foremen, skilled artisans, white collar workers. Income $1800 to $4000
   - Foreign Families: Few
   - Nationalities: None subversive
   - Negro: 0%

2. **BUILDINGS:**

   - **PREDOMINATING:**
     - 90%
     - 5 - 6 room
     - Frame and stucco
     - 17 years
     - Fair to good
     - Owner-occupied: 97%
     - 1935 Price Bracket: $2500 - 4000
     - 1937 Price Bracket: $3000 - 4500
     - 1939 Price Bracket: $3000 - 4500
     - Sales Demand: Fair to good
     - Predicted Price Trend: Static
     - 1935 Rent Bracket: $25 - 35
     - 1937 Rent Bracket: $30 - 40
     - 1939 Rent Bracket: $30 - 40
     - Rental Demand: Good
     - Predicted Rent Trend: Static

3. **NEW CONSTRUCTION:**
   - Type: 5 room stucco
   - Price: $4500 - $5000
   - How Selling: Readily

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

5. **SALE OF HOME PROPERTIES:**
   - a. HOLC: 2
   - b. Institutions: Few

6. **MORTGAGE FUNDS:**
   - Ample

7. **TOTAL TAX RATE PER $1000**
   - 1937-8: $55.78

8. **DESCRIPTION AND CHARACTERISTICS OF AREA:**

   - Terrain: Level with favorable grades and no construction hazards. Land improved 75%. Conveniences are all readily available. This area was subdivided over 20 years ago and has always been the best residential district in Torrance. Construction and maintenance are of good character. Harmony of architectural designs is somewhat affected by wide divergence in the age of improvements. The most imposing residences are on El Prado and Post Streets and, by themselves would rate a second grade classification. Lot values at present average around $15 per front foot. Current activity in surrounding industries has favorably affected both prices and rentals. While this area has many favorable aspects, proximity of industry and business preclude assignment of better than a "high yellow" grade.

9. **LOCATION:** Torrance

   **SECURITY GRADE:** 3rd

   **AREA NO.:** 163

   **DATE:** 3/20/39