AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

   b. Class and Occupation: Professional men, skilled artisans, blue collar workers, small merchants &
   e. Foreign Families: None apparent
   e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: Predominating 95%  5 and 6 rooms
   b. Construction: Frame and stucco
   c. Average Age: 8 years
   d. Repair: Good
   e. Occupancy: 99%
   f. Owner-occupied: 60%
   g. 1935 Price Bracket: $3000-$4000; 1937 Price Bracket: $3500-$4500; 1939 Price Bracket: $3500-$4500
   j. Sales Demand: Good.
   k. Predicted Price Trend (next 6-12 months): Static
   m. 1937 Rent Bracket: $35,00-$45,000; 1939 Rent Bracket: $35,00-$45,00
   o. Rental Demand: Good
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.): Type & Price: 60 Type & Price 5 rooms How Selling: Readily

4. OVERHANG OF HOME PROPERTIES: a. HOLC: 3  b. Institutions: Few

5. SALE OF HOME PROPERTIES (past yr.): a. HOLC: 3  b. Institutions: Few

6. MORTGAGE FUNDS: Ample 7. TOTAL TAX RATE PER $1000 (193): $52.55

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level to rolling with no construction hazards. Land improved 35%. Deed restrictions, which were excessive and retarded development, have now expired. This area was subdivided over 25 years ago and placed on the market as a high grade district, and deed restrictions provided for very high minimum cost of improvements. A few old mansion type homes stand as monuments to this period of development. With the expiration of these restrictions real development of the area began. Attracted by its superior location and under stimulus of FHA financing the area has shown slightly increasing activity during the past three years. Construction is of standard quality, meeting FHA requirements. Maintenance is fair. Population is homogeneous but improvements are highly heterogeneous. There is a Mormon colony in central part. The area has benefited by recent expansion of Douglas Aircraft Co. Proximity to Solznick, Fox and Metro-Goldwyn-Mayer Motion Picture Studios is also a favorable influence. Land values are moderate ranging from $10 to $15 per front foot.

9. LOCATION: Mar Vista  SECURITY GRADE: 3rd  AREA NO: 6-167  DATE: 3/2/39