AREA DESCRIPTION

Security Map of

1. POPULATION: a. Increasing      Rapidly       Decreasing      Static
b. Class and Occupation: Skilled artisans, white collar workers, small merchants &
   professional men. Income $1500-$5000
c. Foreign Families: 0 %
   Nationalities:        d. Negro 0 %
e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: 5 and 6 rooms
   b. Construction: Frame and stucco
   c. Average Age: 8 years
   d. Repair: Good
   e. Occupancy: 96%
   f. Owner-occupied: 60%
   g. 1935 Price Bracket: $3000-$4000
      % change: 
   h. 1937 Price Bracket: $3500-$4500
      % change: 
   i. 1939 Price Bracket: $3500-$4500
      % change: 
   j. Sales Demand: Good
   k. Predicted Price Trend: Static
      (next 6-12 months)
   l. 1935 Rent Bracket: $30.00-$37.50
      % change: 
   m. 1937 Rent Bracket: $35.00-$45.00
      % change: 
   n. 1939 Rent Bracket: $35.00-$45.00
      % change: 
   o. Rental Demand: Good
   p. Predicted Rent Trend: Static
      (next 6-12 months)

3. NEW CONSTRUCTION (past yr.) No: 60
   Type & Price: 5 rooms
   How Selling: Readily

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

5. SALE OF HOME PROPERTIES (3 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.
   Zoned single family with multi family structures permitted along Venice Blvd.
   and Centinella Ave. Conveniences are all readily available. This area was sub-
   divided 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 Selznick, 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: 2-167
   DATE: 3/2/39
   348