VACANCY IN BEVERLY HILLS

Explanation of Vacancy Graph on next page:

**Horizontal Axis:**
Years 1938 and 1939 shown month by month.

**Vertical Axis:**
Numbers represent percentage of vacancy.

**Colored Lines (From Top to Bottom):**

- **Blue Line** - Store Vacancy
  The percentage of vacancy in stores in Beverly Hills is 15% and this figure seems to be constant. Stores open and close but the percentage has remained at 15% for several years. It appears as if Beverly Hills has reached its saturation point for stores.

- **Red Line** - Total Residential Vacancy
  Low point for the 2 year period is 3.35%. High point for the 2 year period is 9.09%. This seems like a high vacancy percentage but in reality it is quite normal and is not an unhealthy condition for this city. 51.70% of all the dwelling units in Beverly Hills are in Duplexes and Multiples and 48.2% of the multiples and 24.05% of the duplexes have been built in the past 4 years. Absorption of these new units takes time and since the majority are being built in the summer months and since this is the time of year that people take vacations or move to the beach, etc., it is only natural that vacancy would increase. However, it will be noted that during the winter months the vacancy factor returns to practically the level of the preceding year in spite of the quantity of new units. After building of multiples slows down, the vacancy percentages will decrease and probably fluctuate between two and five percent.

- **Green Line** - Duplex and Multiple Unit Vacancy (Excluding Single Residences).

- **Yellow Line** - Single Residence Vacancy
  The vacancy in single residences in Beverly Hills fluctuates between 1 and 2 percent. In the summer months, due to vacations and beach homes, etc., it reaches 2 percent, while in the winter months it recedes to 1 percent.

- **Brown Line** - Office Vacancy
  Office vacancy in Beverly Hills remains at zero percent. There is a great demand for offices and no vacancies.

**AVERAGE VACANCY FOR YEAR 1938 FOR ALL BUILDINGS** - 6.80%
**AVERAGE VACANCY FOR YEAR 1939 FOR ALL BUILDINGS** - 7.05%