1. AREA CHARACTERISTICS:
   a. Description of Terrain. Loyal with favorable grades - no construction hazards.
   
   b. Favorable Influences. Convenience to transportation, trading and recreational areas, churches, etc. Particularly favored in being in close proximity to a junior college, high school, and grade schools. Nearness to downtown centers and to State Office Buildings.
   
   c. Detrimental Influences: None, fundamentally, but some evidence of a tendency toward heterogenous architectural types.
   
   d. Percentage of land improved 60%; e. Trend of desirability next 10-15 yrs. Up
   
2. INHABITANTS: Professional and business men-
   a. Occupation Sr. and Jr. Executives;
   b. Estimated annual family income $2400-6000
   
   c. Foreign-born families: None; American predominating; d. Negro None
   
   e. Infiltration: Restricted; f. Relief families: None
   
   g. Population is increasing: Rapidly; decreasing: static
   
3. BUILDINGS:
   PREDOMINATING 95% OTHER TYPE 3% OTHER TYPE 2%

   a. Type 5 and 6 rooms
   
   b. Construction Frame & stucco & brick
   
   c. Average Age 3 Years
   
   d. Repair Good
   
   e. Occupancy 94.5%
   
   f. Home ownership Good
   
   g. Constructed past yr. (1937) 161
   
   h. 1929 Price range $6000-10,000
   
   i. 1936 Price range $5000-8000
   
   j. 1938 Price range $5750-9500
   
   k. Sales demand All price ranges good
   
   l. Activity Good
   
   m. 1929 Rent range $50-70
   
   n. 1936 Rent range $60-85
   
   o. 1939 Rent range $50-65
   
   p. Rental demand Good in all types
   
   q. Activity Good


5. CLARIFYING REMARKS: Development of area began in 1925, subsequent subdivisions being placed on the market in 1926-27-28-29-30-31. Almost all carrying deed restrictions, 7th Ave. was dedicated in 1911, but abutting property was never platted. In zoned 1 and 2-family residential, but over 95% improvements are single-family. Construction generally of good quality, homogeneity of social and income levels is fair to good. Including hatched portion of area, it is only about 25% developed. In the fastest growing section of city, and when the hatched portion of area is developed, should be broken down and regraded. There is a high-grade, multi-family dwelling project in contemplation for this section. Under the circumstances, it is felt a provisional

6. NAME AND LOCATION: Swanton Park & Land. Drive Torrance SECURITY GRADE: AREA NO. 2