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80 Real Estate Loans

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Record High Real Estate Loans Made in Country

Business outlook in real estate is reflected in real-estate loans through the United States.

Conventional home loans continue to be the most im-

portant type of mortgage financing. Last year, an all-time high of 3,074,000 such conventional loans were made in the under-\$20,000 market, and their

total dollar amount was a record \$23,300,000,000. The number of loans made under FHA and VA provisions during the year totaled 708,000, with an aggregate amount of \$8,800,000,000.

Conventional mortgage loans have, over the years, shown strong, steady progression. FHA and VA loans have

For example, since the close of World War II, the number of conventional loans made has shown year-to-year decreases on only four occasions. Numbers of FHA loans registered declines in six of the 14 years. Fluctuations of VA loans have been greatest of all-seven annual increases and

So all in all the general trend looks good in 1960. Here are a few thoughts to ponder it was only 12 years ago that the average conventional loan was made for 10 years, today the average conventional loan from a savingsand-loan is 20 to 23 years.

Those of us who can remember back 30 years ago can remember when conventional loans were made for 3 to 5 years in length, and the standard interest rate was 8% to 10%. Things sure have changed.

Those of us in the Real Estate business today, are sure thankful to our local Savings and Loan Companies for making it easier to sell homes in Torrance.

I was talking to the head of one of our local savingsand-loan companies last week. He said the average Loan on a home in Torrance is paid back or refinanced in 5 to 7 years. Buying a home in Torrance must be a pretty good thing. The nice thing about these long term loans of course is that it makes it easier to pay for it in lower monthly pay

If you haven't bought a home in Torrance yet, give it some thought.

Church Slates Film on Asia

"A Cry in the Night," an of reputed demon possession hour-long missionary docu- on the Island of Bali . . . a mentary film, will be shown at the Torrance Foursquare Gospel Church, Sunday at courtyard . . . a new Tokyo rising out of the ashes of de-

Produced by World Vision feat and age-old customs, and Inc., of Los Angeles, and . . . a missionary nurse bindfilmed in color throughout ing up the wounds of the Asia, the film features scenes leprous.

81.7 of County Population Live in Incorported Cities

The population of Los Angeles County is 5,987,246, according to preliminary results of the 1960 Census of Population announced today by the Los Angeles Regional office of the Bureau of the Census.

This represents an increase of 1,835,559 or 44.2% over the 1950 census count of 4,151,687. This preliminary 1960 figure is based on field counts and is subject to revision. Of the total county population, or 81.7%, resided within the 68 incorporated cities as of April 1, 1960.

1960 DECENNIAL CENSHS

City	1950	C	special Pop. ensus_	Census
Alhambra	Pop. 51,359	Date	Pop.	Prelim.
Arcadia	23,066	9-25-53 1-12-57	53,553	54,464
Artesia	20,000	1-12-07	37,271	41,044
Avalon	1,506	3	***	10,013
Azusa	11,042	12-31-56	18,579	1,536 20,350
Baldwin Park	720	12-7-57	32,334	33,608
Bell	15,430	7-1-57	18,415	19,371
Bellflower Beverly Hills	00 000	2000		45,609
Bradbury	29,032	5-11-56	30,443	30,563
Burbank	78,577	5-7-57	00 000	613
Claremont	6,327	4-15-58	90,966 10,651	89,764
Commerce	,,,,,	110-00	10,651	12,641 8,840
Compton	47,991	3-7-55	63,670	70,882
Culver City	3,956	4-28-58	16,890	19,864
Culver City	19,720	1-19-56	31,367	31,870
Dairy Valley		11 00 50	- 111	13,914
Downey		11-27-57	3,931	3,505
SI Monte	8,101	10-10-57	11.507	83,828
Si Segundo	8,011	11-14-57	13,778	12,861 14,014
ardena	14,405	9-12-57	30,576	35,885
Hendale	95,702	10-22-57	114,460	118,330
Hawthorne	3,988	5-15-57	15,033	22,155
Iermosa Beach	16,316	11-20-57	31,504	33,204
funtington Park	11,826 29,450	11-23-55	15,274	16,123
ndustry	20,400	6-11-58	29,495	29,687
nglewood	46,185	11-7-57	61,001	734
rwindale		2-28-59	1,649	62,811
akewood			2,040	1,320 67,023
a Puente		5-4-57	20,066	24,386
a Verneawndale	4,198	1-7-58	5,907	6,474
	250 505			21,906
os Angeles City1,9	250,767	0.05.56		323,996
VIIWOOD	25,823	2-25-56 11-4-53	2,243,901	2,451,862
lanhattan Beach	17,330	8-15-57	28,124	31,172
laywood	13,292	4-29-53	32,535 13,483	33,745
urada Hills			20,100	14,551 22,368
ontebelloonterey Park	21,735	9-5-57	30,019	32,089
	20,395	3-24-58	33,045	37,573
orwalk	20,186	6-5-57	25,286	27,555
alos Verdes Estates	1,963	5 20 50		88,643
aramount	1,000	5-20-58 11-22-57	8,416	11,238
asadena 1	04,577	11, 44,01	25,127	26,552
co Riviera				114,942
omona	35,405	5-12-58	62,138	49,078 66,587
edondo Beach	25,226	8-17-56	41,723	46,810
olling Hills	***			1,659
olling Hills Estates				3,932
w Down and a	12 002	10.19.66	44 555	15,015
in Gabriel	12,992 20,343	10-13-56	15,668	16,039
m Marino	11,230	9-22-54 4-21-54	21,755	22,458
nta Fe Springs	1,1100	1 47.04	12,924	13,486
nta Monica	71,595	11-4-53	75,132	16,351
rra Madre	7,273	5-15-56	8.752	82,845 9,669
mal Hill	4,040	1-12-58	4,592	4,608
uth El Monte				4,822
		11-10-52	51,293	53,521
	16,935	9-17-57	18,881	19,357
rnon	22,241	4-25-59	96,993	100,603
	432	111		228
Unut	7 1 4 1 4 1 4 1 4 1 5 1 5 1 5 1 5 1 5 1 5	***		974
alnutest Covina	4.490	5-16-50	47 400	#4 OO # 1
est Covina	4,499	5-16-59 4-4-56	47,486	51,605
est Covina	4,499 23,820	5-16-59 4-4-56	47,486 32,217	51,605 34,976
st Covina			32,217	

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Business Opportunities ... Insurance Money to Loan Real Estate Leans Money Wanted Real Estate Loans Wanted Mortgages (Trust Deeds) Homes Built On Your Lot Stocks and Bonds Use for REAL ESTATE

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Miscellaneous for Sale
Swaps
Miscellaneous Wanted

AUTOMOTIVE Trucks for Sale
Trucks for Rent
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Automobiles for Sale

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