



SecurityGauge®

PROFESSIONAL

crime and security risk assessment

CRIME RISK REPORT for:

625 Market Street
San Francisco, CA 94105
Latitude: 37.7886864
Longitude: -122.4017626

Report date: Friday, March 20, 2015

Prepared exclusively for:
Test User
Test Company

Report Contents

I. Crime Risk Assessment

An overall assessment of crime risks at your site. Includes our exclusive SecurityGauge® crime risk rating, a Crime Risk Summary, a Site Report Map, and a listing of key crime risk indices for your site.

II. Crime Rate Comparisons

For Burglary, Larceny-Theft, Vehicle Theft, Homicide, Rape, Robbery, and Aggravated Assault.

III. Crime Risk Maps by Type of Crime

Maps of crime risk in your vicinity: Property, Violent, Burglary, Larceny-Theft, Vehicle Theft, and Robbery

IV. Crime Risk Trending Graphs

Past, present, and forecast for Total Crime, Property Crime, and Violent Crime.

V. Crime History & Forecast

Past and future indices and map of forecasted crime.

VI. Perimeter Risk Factors

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SecurityGauge® CRIME RISK SUMMARY



Vandalism	4	Armed Robbery	5
Larceny-Theft	5	Aggravated Assault	4
Vehicle Theft	5	Rape	2
Burglary	2	Homicide	3

RISK RATINGS: 1=Low, 2=Moderate, 3=Elevated, 4=High, 5=Severe

KEY INDICES AT THIS SITE

TOTAL CRIME RISK

National Comparison Index **287**

Higher risk than 97% of U.S. addresses

State Comparison Index 256

County Comparison Index 135

Total Crime Risk is the average of the individual crime indices below *

SecurityGauge Map: Total Crime Risk



National State County

TOTAL VIOLENT CRIME 255 252 125

Homicide 146 144 114

Rape 104 141 130

Armed Robbery 539 421 115

Aggravated Assault 232 228 166

TOTAL PROPERTY CRIME 330 261 147

Burglary 113 114 96

Larceny-Theft 452 529 192

Vehicle Theft 426 218 134

On a 0-5,000 scale, these indices quantify the site's risks relative to the avg risk in the nation, state and its county. 100 signifies avg risk for each, 50 is half the avg, and 5,000 is 50x the avg.

CRIME RISK TRENDS

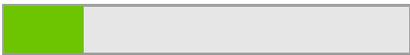
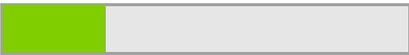
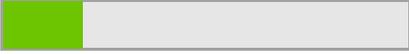
Total Crime: 17%

Violent Crime: 32%

Property Crime: 4%

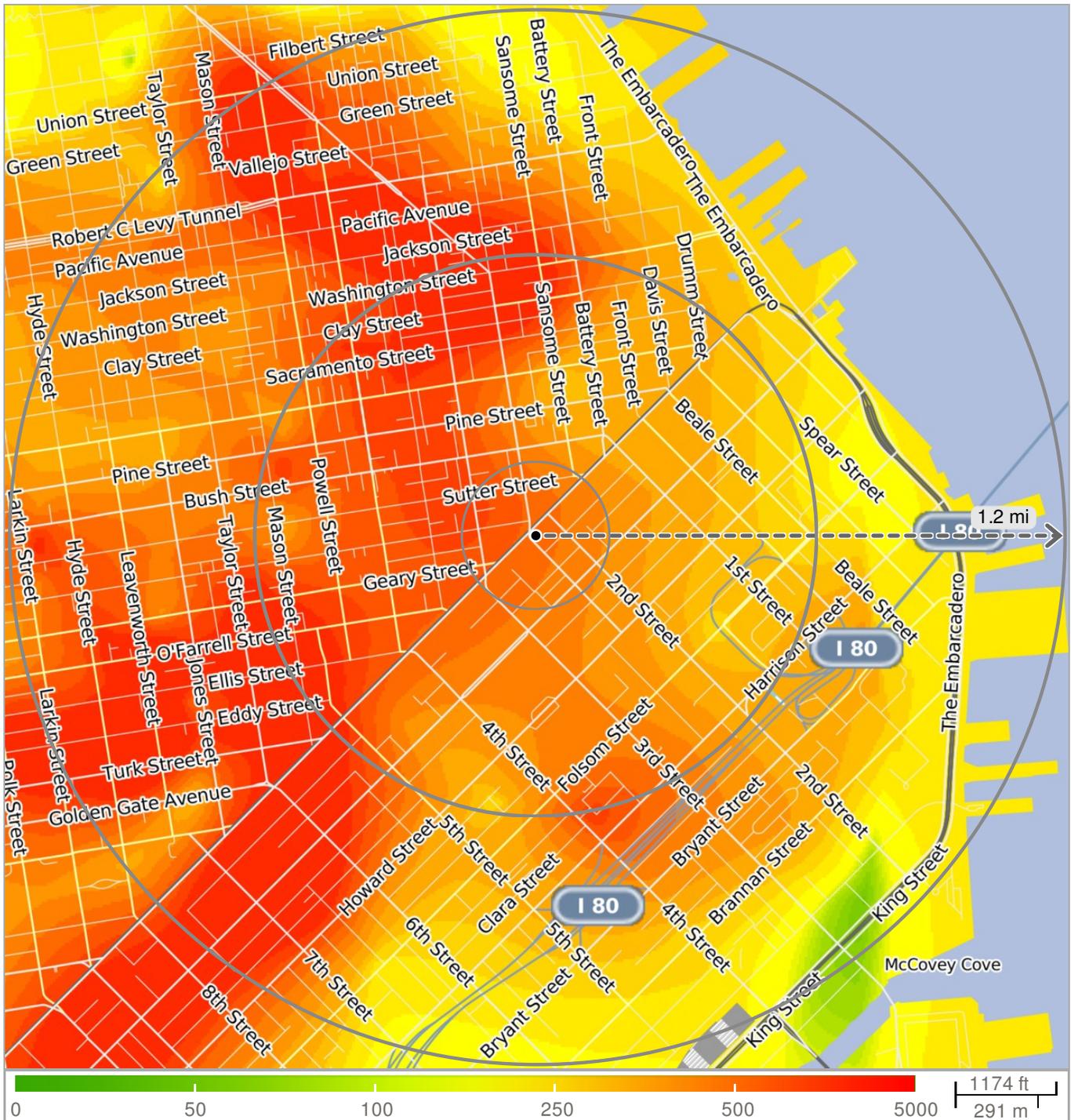
* Using the average of the individual crime indices assures that each type of crime is equally important in calculating total risk, and less serious but common crimes like petty theft do not overly exaggerate the Total Crime Indices.

Trends at this site as compared to the nation from 5 years ago to present. For detailed trend indices and forecasted risks see sections IV and V of this report.

PROPERTY CRIME RISKS (Crimes per 1,000 residents)	VIOLENT ENDANGERMENT RISKS (Crimes per 1,000 residents)	
<p>BURGLARY The unlawful entry of a structure to commit a felony or a theft.</p> <p>6.9 </p> <p>6.1 </p> <p>6.1 </p>	<p>HOMICIDE The willful (nonnegligent) killing of one human being by another.</p> <p>0.07 </p> <p>0.05 </p> <p>0.04 </p>	<p>This Site</p> <p>State</p> <p>United States</p>
<p>LARCENY-THEFT The unlawful taking of property from the possession of another (excluding motor vehicles).</p> <p>85.8 </p> <p>16.2 </p> <p>19.0 </p>	<p>RAPE All forms of non-consensual sexual penetration. This new expanded definition applies to data reported late 2014 and beyond.</p> <p>0.4 </p> <p>0.3 </p> <p>0.3 </p>	<p>This Site</p> <p>State</p> <p>United States</p>
<p>VEHICLE THEFT The theft or attempted theft of a motor vehicle.</p> <p>9.4 </p> <p>4.3 </p> <p>2.2 </p>	<p>ARMED ROBBERY The taking or attempting to take anything of value from a person(s) by force or threat of violence.</p> <p>5.9 </p> <p>1.4 </p> <p>1.1 </p>	<p>This Site</p> <p>State</p> <p>United States</p>
<p>This Site: The address that is the subject of this report and its immediate adjacent vicinity.</p> <p>Per 1,000 residents: The number of crimes per 1,000 people in the selected area.</p>	<p>AGGRAVATED ASSAULT An attack by one person upon another for the purpose of inflicting severe or aggravated bodily injury.</p> <p>5.3 </p> <p>2.3 </p> <p>2.3 </p>	<p>This Site</p> <p>State</p> <p>United States</p>

SecurityGauge Map: Property Crime Risk

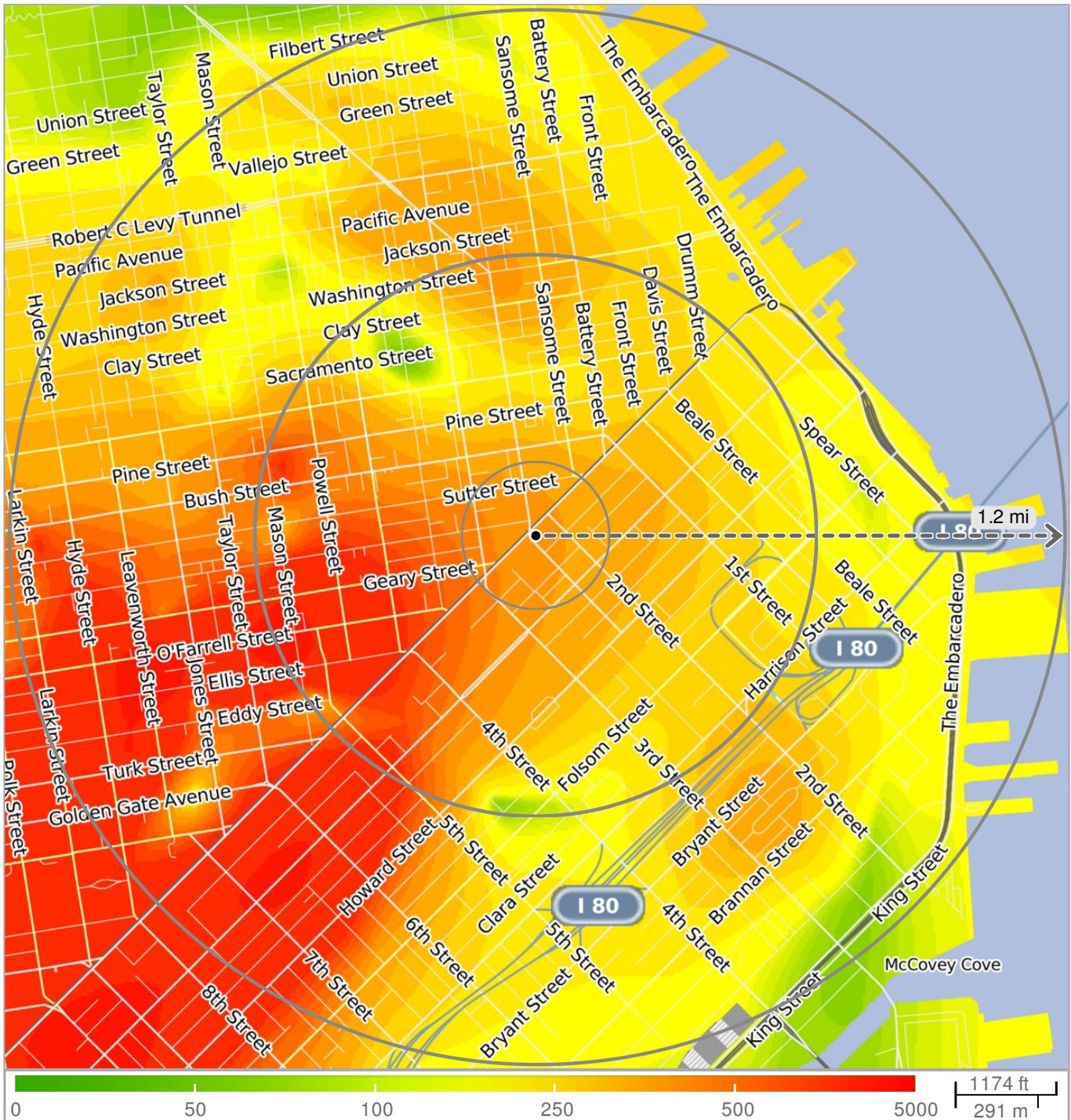
(On a risk scale from 0 to 5,000 where 100 is national average)



Property crime risks shown on this map are built on the combined risk of the three types of UCR property crime tracked by the FBI: Burglary, Larceny-Theft, and Motor Vehicle Theft.

SecurityGauge Map: Violent Endangerment Risk

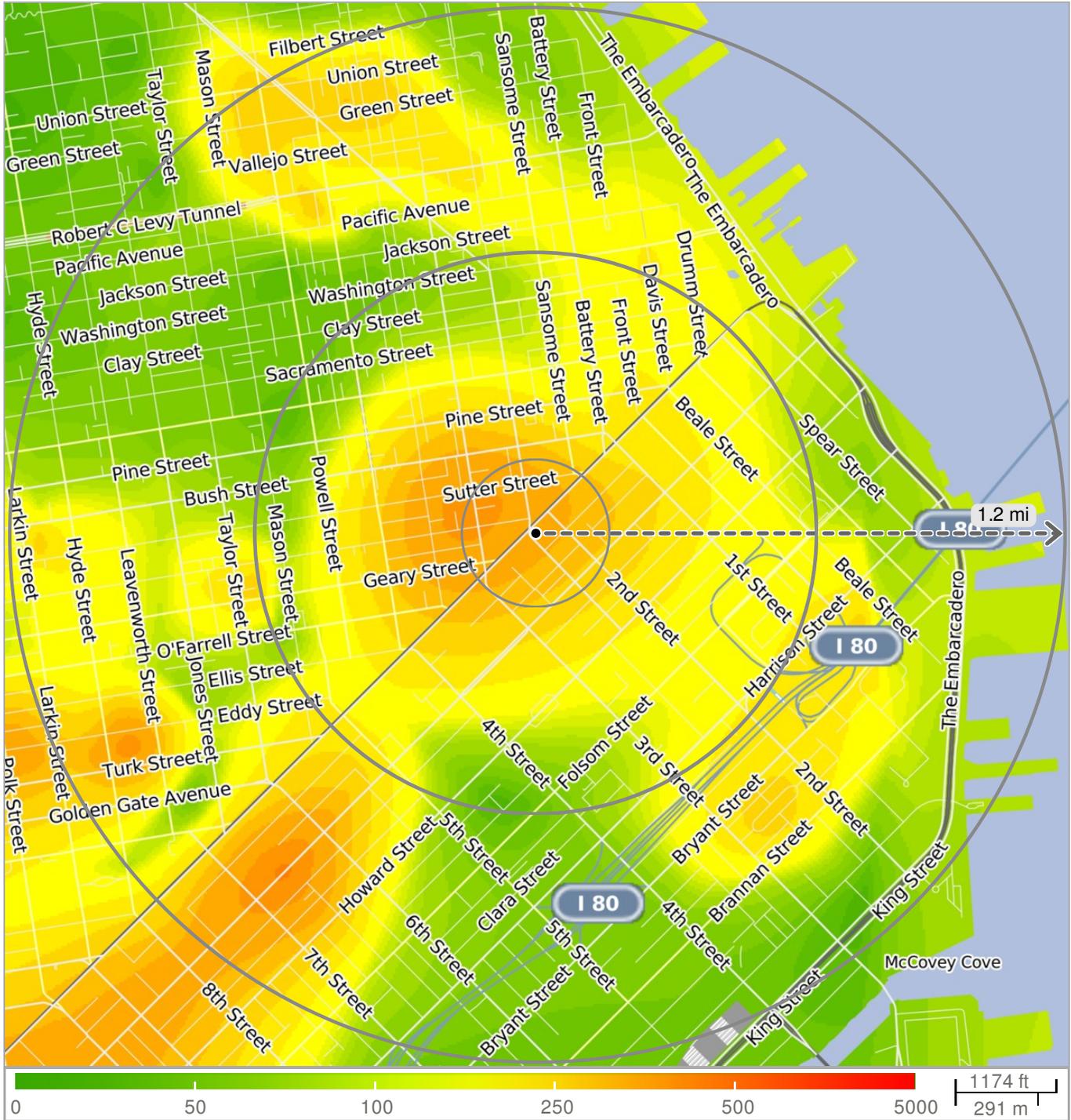
(On a risk scale from 0 to 5,000 where 100 is national average)



Violent endangerment risks shown on this map are built on the combined risk of the four types of UCR violent crime tracked by the FBI: Homicide, Rape, Robbery, and Aggravated Assault.

SecurityGauge Map: Burglary Risk

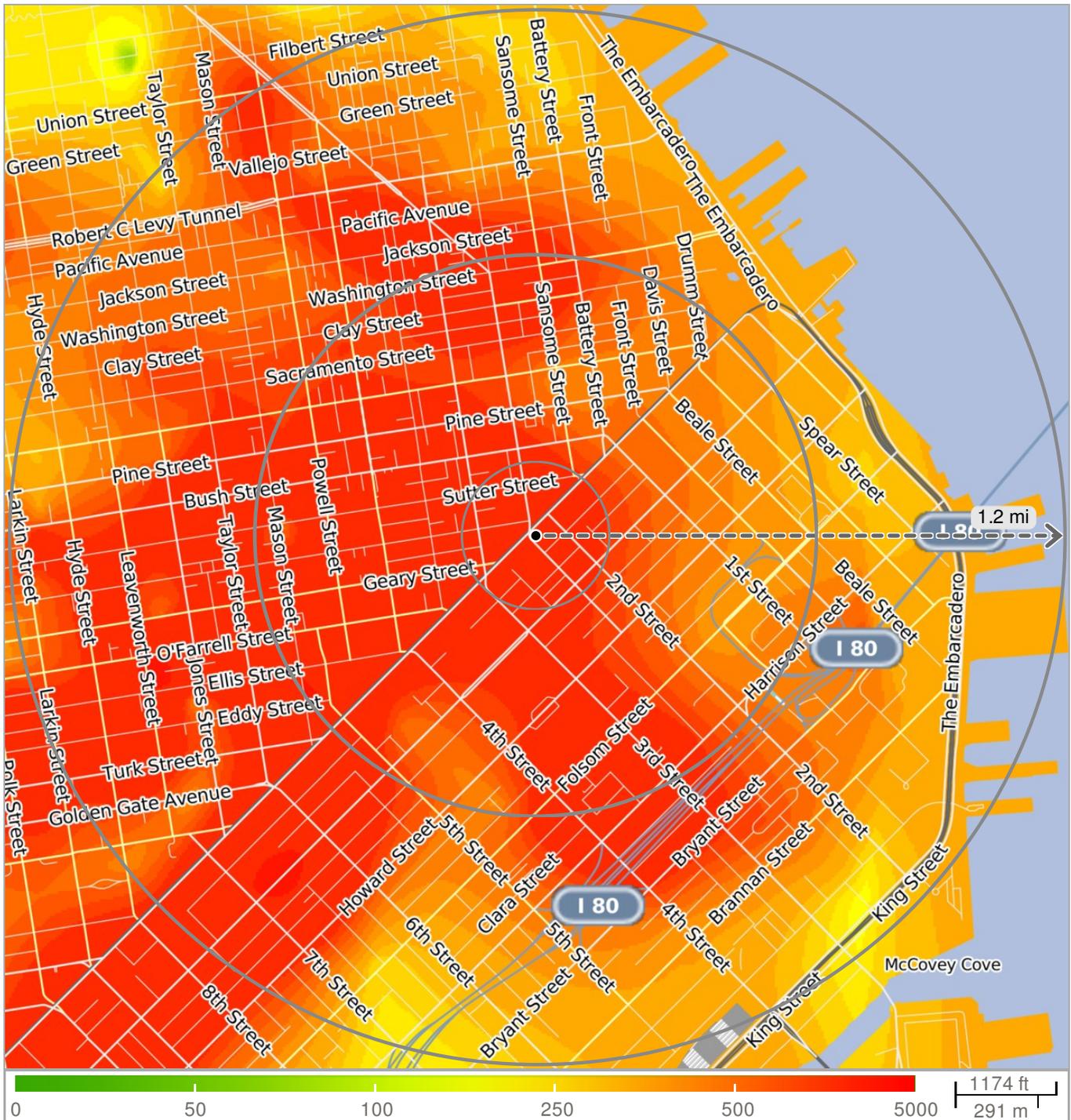
(On a risk scale from 0 to 5,000 where 100 is national average)



Burglary is the unlawful entry of a structure to commit a felony or a theft.

SecurityGauge Map: Larceny-Theft Risk

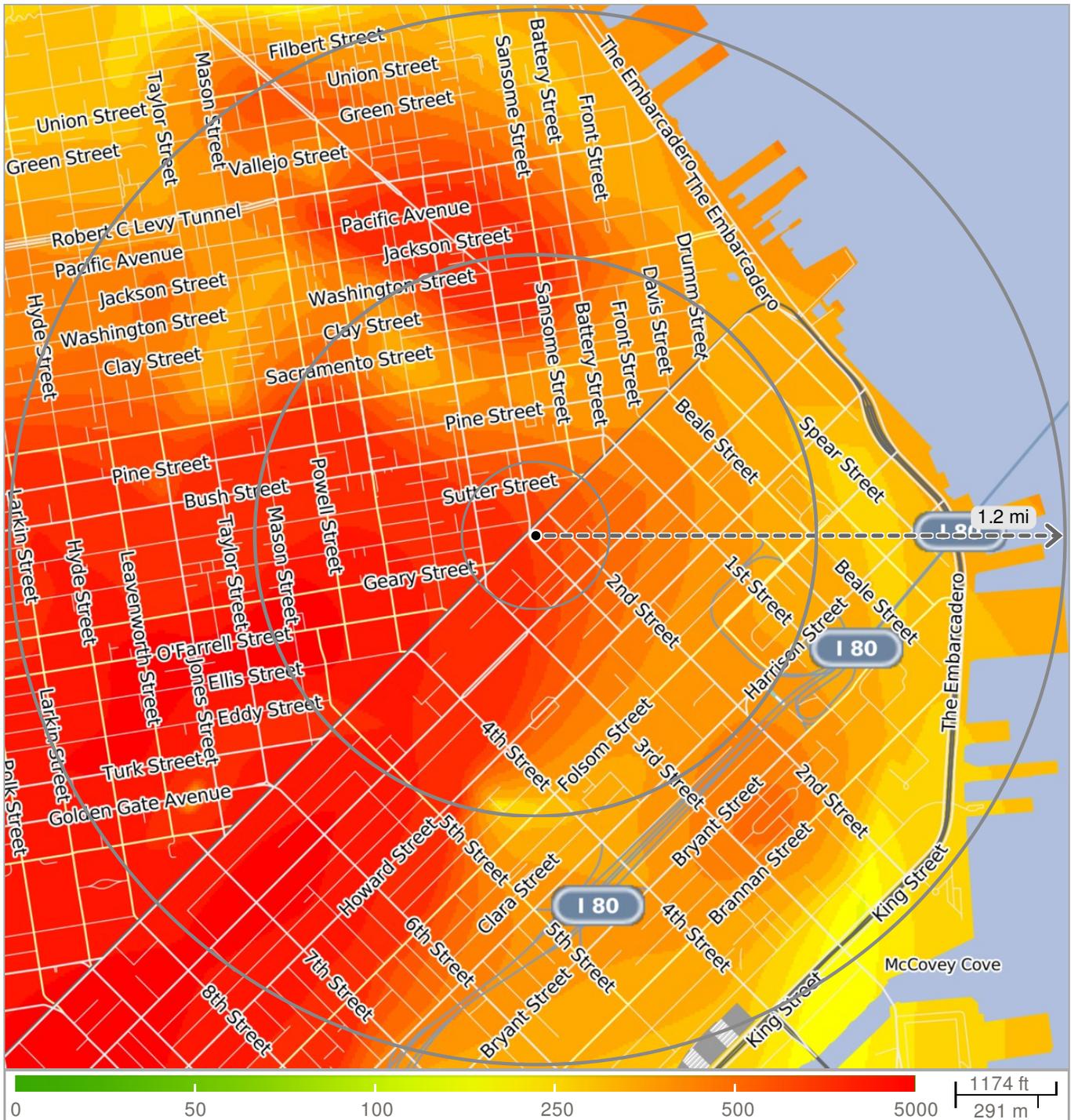
(On a risk scale from 0 to 5,000 where 100 is national average)



Larceny-Theft is the unlawful taking of property from the possession of another (excluding motor vehicles).

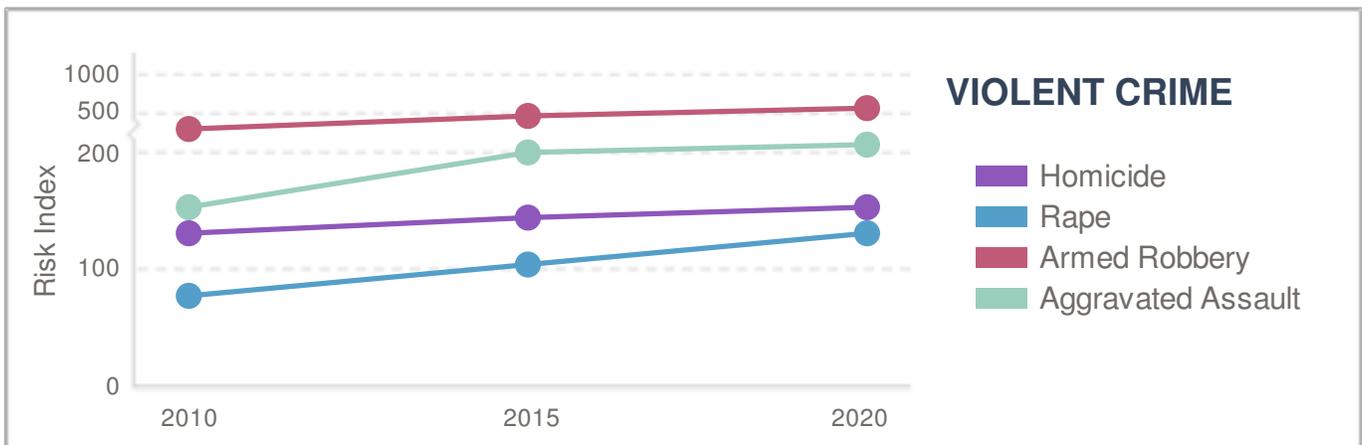
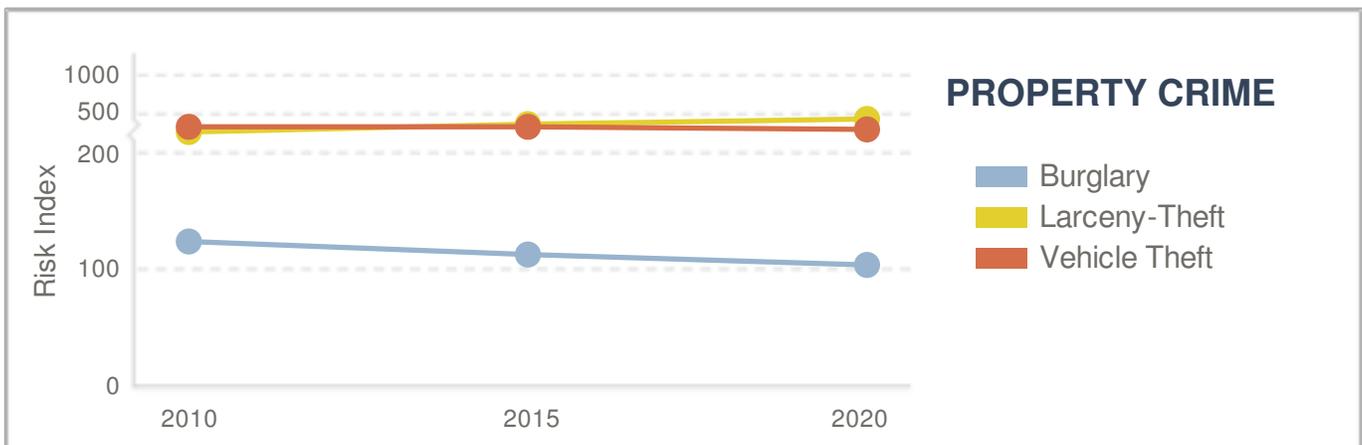
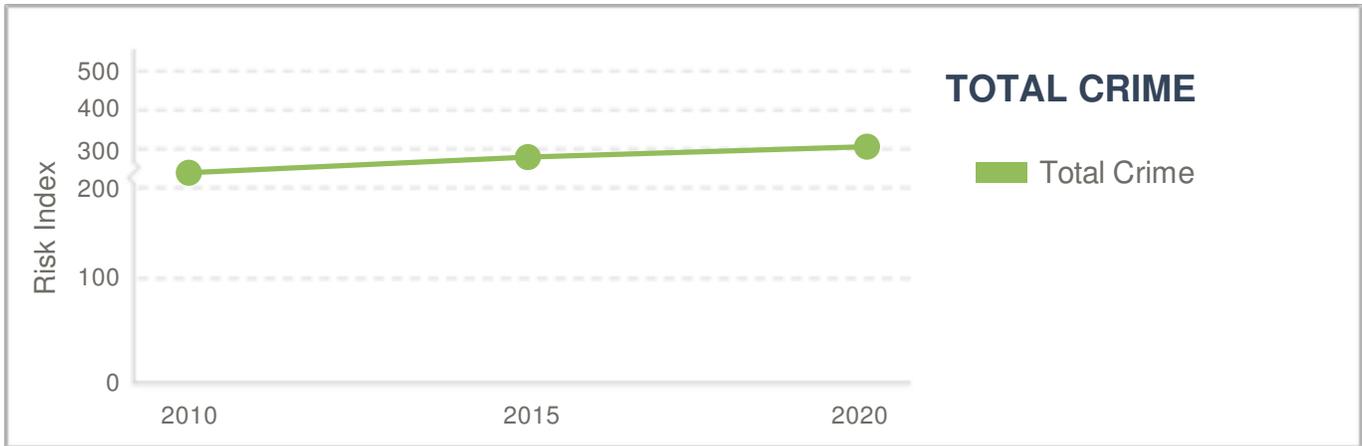
SecurityGauge Map: Robbery Risk

(On a risk scale from 0 to 5,000 where 100 is national average)



Robbery is taking or attempting to take anything of value from a person(s) by force or threat of violence.

Crime Risk Trending for this address



The above graphs plot past, present and future crime risk trends in 5-year intervals. The Risk Index uses a 0 to 5,000 scale where 100 is the national average and 0 is lowest risk.

SecurityGauge® HISTORY

SecurityGauge® FORECAST

Past Scores (2010)	National	State	County
SecurityGauge® Index	246	219	116
TOTAL VIOLENT CRIME	193	190	95
Homicide	132	130	103
Rape	77	104	96
Armed Robbery	408	318	87
Aggravated Assault	155	153	111
TOTAL PROPERTY CRIME	316	250	141
Burglary	124	125	105
Larceny-Theft	395	463	168
Vehicle Theft	429	220	135

Projected Scores (2020)	National	State	County
SecurityGauge® Index	317	283	149
TOTAL VIOLENT CRIME	304	300	149
Homicide	154	152	121
Rape	131	177	163
Armed Robbery	645	503	138
Aggravated Assault	285	281	205
TOTAL PROPERTY CRIME	335	265	149
Burglary	105	106	89
Larceny-Theft	494	578	209
Vehicle Theft	405	208	127

Scores quantify this site's historical and forecasted risks in comparison to the average risk in the nation, state and county, where 100 signifies the average for each, and 5,000 is most risk.

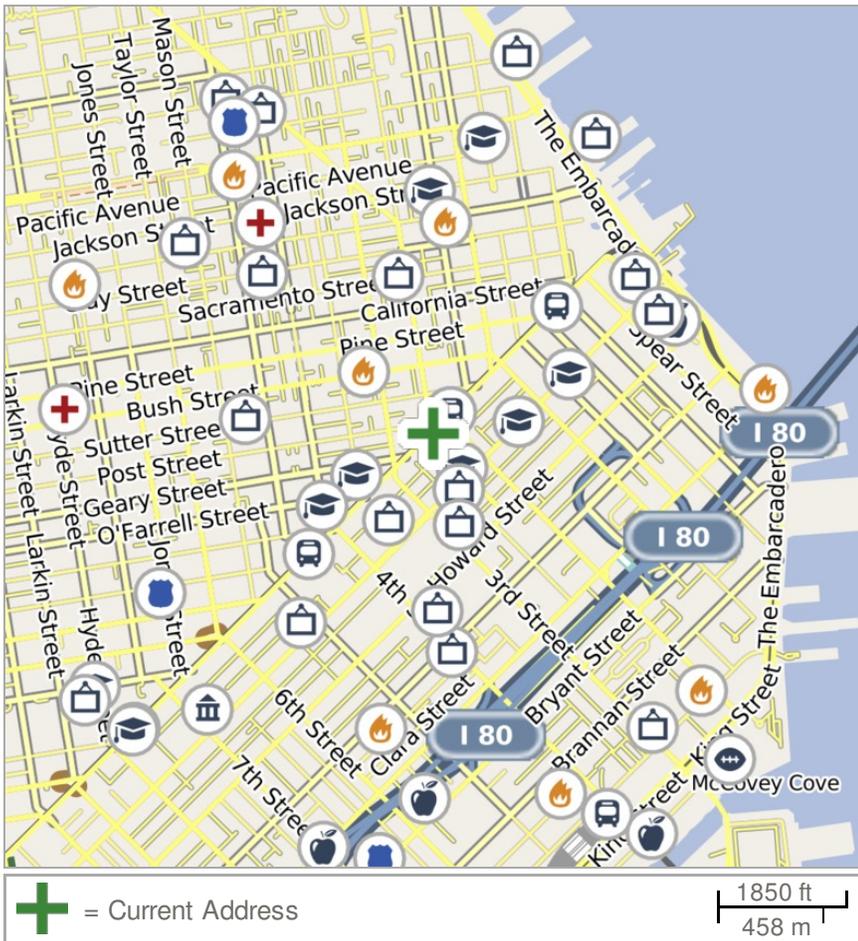
SecurityGauge Crime Risk Trending Forecast for 2020



Map colors correspond to the SecurityGauge® Index, which quantifies crime risk on a 0-5,000 scale where 0 is the lowest risk, 100 is the average and 5,000 is highest. Deep greens indicate the lowest crime risk, yellows just above average risk, and reds the highest crime risk.

PERIMETER RISK FACTORS
625 Market Street, San Francisco, CA 94105

Report date: Friday, March 20, 2015



- Police Station
- Fire Station
- Hospital/Medical
- Museum
- Middle/Senior High School
- College/University
- Train Station
- Courthouse
- City Hall
- Amusement Park
- Convention/Exhibition Hall
- Sports Stadium/Arena
- Airport

SecurityGauge® Perimeter Risk Factors identify the facilities and amenities in the vicinity of your site that may affect crime risk. Arenas, public transportation and other facilities that draw crowds of people may increase crime risk, while some experts believe facilities such as police stations and museums may reduce crime risk.

While the data depicted here are sourced from public record, SecurityGauge® recommends that the information be verified by external sources.

Name	Proximity	City	State	Zip Code
POLICE STATION				
Tenderloin Police Station	0.9 miles	San Francisco	CA	94102
Central Police Station	1.0 miles	San Francisco	CA	94133
Southern Police Station	1.2 miles	San Francisco	CA	94103
FIRE STATION				
Fire Station Number Two	0.3 miles	San Francisco	CA	94108
San Francisco Fire Station 13	0.6 miles	San Francisco	CA	94111
SFFD Station 1	0.8 miles	San Francisco	CA	94107

Name	Proximity	City	State	Zip Code
FIRE STATION				
San Francisco Fire Station 2	0.9 miles	San Francisco	CA	94133
San Francisco Fire Station 35	0.9 miles	San Francisco	CA	94105
San Francisco Fire Department Main Office	1.0 miles	San Francisco	CA	94107
San Francisco Fire Station 8	1.0 miles	San Francisco	CA	94107
San Francisco Fire Station 41	1.1 miles	San Francisco	CA	94109
HOSPITAL				
Chinese Hospital	0.8 miles	San Francisco	CA	94108
Saint Francis Memorial Hospital	1.0 miles	San Francisco	CA	94109
MUSEUM				
Cartoon Art Museum	0.2 miles	San Francisco	CA	94105
SFMOMA	0.2 miles	San Francisco	CA	94105
Contemporary Jewish Museum	0.2 miles	San Francisco	CA	94103
Pacific Heritage Museum	0.5 miles	San Francisco	CA	94111
Zeum: San Francisco Children's Museum	0.5 miles	San Francisco	CA	94103
San Francisco Museum of Craft + Design	0.5 miles	San Francisco	CA	94108
California Society of Pioneers Museum and Library	0.6 miles	San Francisco	CA	94107
San Francisco Mint	0.6 miles	San Francisco	CA	94103
Chinese Historical Society of America	0.7 miles	San Francisco	CA	94108
Jewish Community Museum	0.7 miles	San Francisco	CA	94105
San Francisco Railway Musuem	0.7 miles	San Francisco	CA	94105
Cable Car Barn and Museum	0.9 miles	San Francisco	CA	94108
Santa Rosa	1.0 miles	San Francisco	CA	94111
North Beach Museum	1.0 miles	San Francisco	CA	94133
Exploratorium	1.1 miles	San Francisco	CA	94111
Museo Italo Americano	1.1 miles	San Francisco	CA	94133

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Name	Proximity	City	State	Zip Code
MUSEUM				
Asian Art Museum of San Francisco	1.2 miles	San Francisco	CA	94102
MIDDLE/SENIOR HIGH SCHOOLS				
Youth Chance High School	0.7 miles	San Francisco	CA	94105
Five Keys Charter (Sf Sheriff's)	1.0 miles	San Francisco	CA	94107
San Francisco County Rop	1.2 miles	San Francisco	CA	94103
Impact Academy Of Arts & Technology	1.3 miles	San Francisco	CA	94107
COLLEGE				
Academy Of Art University	0.1 miles	San Francisco	CA	94105
Golden Gate University-San Francisco	0.2 miles	San Francisco	CA	94105
American Conservatory Theater	0.2 miles	San Francisco	CA	94108
Fidm/Fashion Institute Of Design & Merchandising-San Franc...	0.4 miles	San Francisco	CA	94108
Heald College-San Francisco	0.4 miles	San Francisco	CA	94105
Miami Ad School-San Francisco	0.7 miles	San Francisco	CA	94111
Saybrook University	0.8 miles	San Francisco	CA	94111
The Art Institute Of California-San Francisco	1.2 miles	San Francisco	CA	94102
University Of California Hastings College Of Law	1.2 miles	San Francisco	CA	94102
TRAIN STATION				
Montgomery Station	0.0 miles	San Francisco	CA	94105
Montgomery	0.1 miles	San Francisco	CA	94105
Union Square/Market Street Station site	0.3 miles	San Francisco	CA	94102
Powell	0.5 miles	San Francisco	CA	94103
Embarcadero	0.5 miles	San Francisco	CA	94105
San Francisco Caltrain Station	1.1 miles	San Francisco	CA	94107
Civic Center	1.2 miles	San Francisco	CA	94103

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PERIMETER RISK FACTORS

625 Market Street, San Francisco, CA 94105

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Name	Proximity	City	State	Zip Code
COURTHOUSE				
US Court of Appeals 9 Circuit	1.0 miles	San Francisco	CA	94103
SPORTS STADIUM				
AT&T Park	1.2 miles	San Francisco	CA	94107

SecurityGauge® Perimeter Risk Factors identify the facilities and amenities in the vicinity of your site that may affect crime risk. Arenas, public transportation and other facilities that draw crowds of people may increase crime risk, while some experts believe facilities such as police stations and museums may reduce crime risk.

While the data depicted here are sourced from public record, SecurityGauge® recommends that the information be verified by external sources.

Report Appendices

About This Report

SecurityGauge® Crime Risk Reports provide an instant, objective and quantitative assessment of property and violent crime risks for any U.S. address. SecurityGauge® never uses data on race, ethnicity, ancestry, language, or religion for any of its crime risk analytics.

Interpreting Your Report

A. Site Crime Risk and Risk Profile Ratings:

The SecurityGauge® Crime Risk and Risk Profile Ratings are on a nationally comparable scale of 1 to 5, with 1 being the lowest risk and 5 being the highest risk. The ratings combine the 8 major types of crime tracked by SecurityGauge® into a single score as they relate to risk at your address: vandalism, burglary, larceny-theft, motor vehicle theft, armed robbery, aggravated assault, homicide, and rape. Here is what each number signifies:

1	Low: less than half the national average
2	Moderate: half the national average to slightly above the national average
3	Elevated: slightly above national average to twice the national average
4	High: twice the national average to three times the national average
5	Severe: more than 3 times the national average

The ratings are based on a distance weighted cone of influence surrounding the site. The crime risk calculation is weighted the heaviest nearest to the site, and lessens as it progresses outward. The cone of influence is illustrated by three circular rings on all Crime Maps. (See C.)

These 1–5 ratings also relate to our detailed indices of crime risk which are on a 0–5,000 scale. (See D.)

Report Appendices

B. SecurityGauge® Crime Maps:

SecurityGauge® Crime Maps provide 10 meter resolution depiction of crime risk in your vicinity. The maps represent a continuous surface of crime risk simplified to 25 color bands that denote crime index values of 0 to 5,000 surrounding the address, where 100 equals the national average.

Values are calculated based upon a distance weighted cone of influence around any specified address. The cone of influence is divided into three rings which are plotted on all Crime Maps.

1. Inner Ring - The crime risk calculation is weighted most heavily within the Inner Ring, nearest the address. It has a radius ranging from as little as 300 feet up to a maximum of 2,700 feet, based on population density directly around the site.
2. Middle Ring – The middle ring’s crime risk is weighted moderately, and has a maximum radius of 1 mile or a population threshold of 25,000 people.
3. Outer Ring – The outer ring’s crime risk calculation is weighted the least. It has a maximum radius of 3 miles or a population threshold of 100,000 people.

C. Key Indices at this Site

SecurityGauge® quantifies crime risk on a 0-5,000 scale, where 0 is the lowest risk, 100 is the average and 5,000 is highest. Each category reflects how crime at your location compares to the Nation, the State, and the County. E.g., a score of 50 is ½ the average risk, 200 is double the average, and 500 is 5x the average.

Here’s how the Index Scores relate to our exclusive Crime Risk Ratings (see A):

Ratings Index Scores

- 1 = 0 - 49
- 2 = 50 - 124
- 3 = 125 - 199
- 4 = 200 - 299
- 5 = 300 - 5,000

Key Indices are provided for seven major crime types: homicide, rape, armed robbery, aggravated assault, burglary, larceny-theft, and motor vehicle theft, plus a detailed scoring for total crime, overall violent crime, and overall property crime. Read Crime Types Defined below for definitions of each type of crime.

D. Crime Rate Comparisons:

Property and violent crimes are broken down here to show you the rate of each crime type predicted at your Site Location per 1,000 residents. This rate is then compared to your state and the nation overall.

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E. Crime Risk Trending

Three graphs plot past, present and future crime risk trends in 5-year intervals, starting with 5 years ago, to today, to 5 years forecast in the future. The graphs reveal total crime, plus individual trend lines for burglary, larceny-theft, motor vehicle theft, armed robbery, aggravated assault, homicide, and forcible rape. The Risk Index uses a 0 to 5,000 scale where 100 is the national average and 0 is lowest risk.

F. SecurityGauge® History & Forecast

Historical and forecasted values here examine your site's risk score at five years ago and five years ahead for each crime type. The chart includes indices comparing your site to the nation, the state where the address is located, and the county where the address is located. Both tables break down risk index scores of various crimes against persons, followed by a cumulative total, and of various crimes against property, followed by a cumulative total.

G. Crime Forecast Map

This map provides a detailed 10 Meter resolution picture of forecasted total crime risk 5 years in the future surrounding your address. The map makes it easy to pinpoint emerging areas of concern, shifting risks, and even to identify how and to what degree the area may be trending toward greater safety and lower crime risk.

H. Perimeter Risk Factor Map and Report

SecurityGauge® Perimeter Risk Factors identify the facilities and amenities in the vicinity of your site that may affect crime risk. Arenas, public transportation and other facilities that draw crowds of people may increase crime risk, while some experts believe facilities such as police stations and museums may reduce crime risk. This information is based on public record data and custom mapped for your site. The report also includes a table of the mapped risk factors by type, name, and distance from your address. While Perimeter Risk Factor data are sourced from public record and are generally reliable, SecurityGauge® recommends that the information be verified by external sources.

Report Appendices

Crime Types Defined

Property Crimes:

- ◆ **Vandalism** : The willful or malicious destruction of public or private property.
- ◆ **Burglary** : The unlawful entry of a structure to commit a felony or a theft.
- ◆ **Larceny-Theft** : The unlawful taking of property from the possession of another (excluding motor vehicles).
- ◆ **Vehicle Theft** : The theft or attempted theft of a motor vehicle.

Violent Endangerment / Violent Crimes:

- ◆ **Homicide** : The willful (nonnegligent) killing of one human being by another.
- ◆ **Rape** : All forms of non-consensual sexual penetration. This new expanded definition applies to data reported late 2014 and beyond.
- ◆ **Armed Robbery** : The taking or attempting to take anything of value from a person(s) by force or threat of violence.
- ◆ **Aggravated Assault** : An attack by one person upon another for the purpose of inflicting severe or aggravated bodily injury.

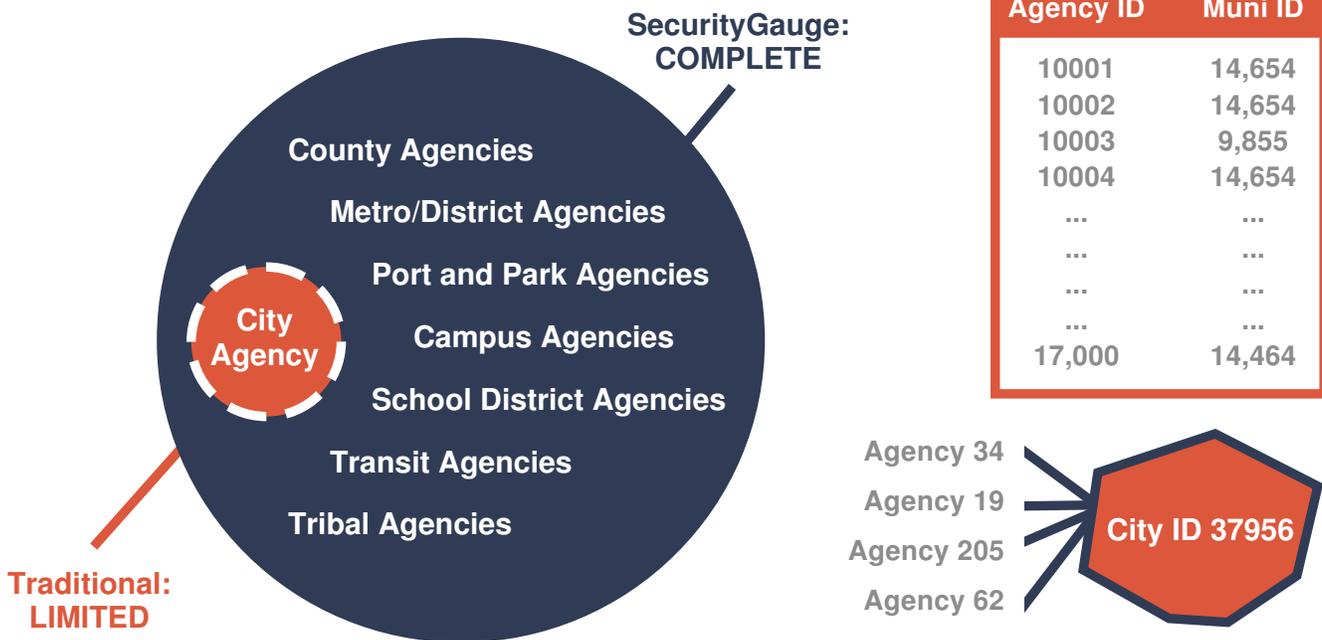
Report Appendices

About SecurityGauge®'s Predictive Crime Statistics

Businesses need accurate crime risk data for each individual address, not city wide averages. Unfortunately, measuring crime risk at this hyper-local level has been hindered nationally by agency-centric reporting and the lack of known locations for where crimes have occurred. As a result, crime researchers are often limited to calculations built only from a single local law enforcement agency's data – data that use a 'one model fits all' approach that dilutes precision and often have limited validation in the real world.

We Start with Complete and Accurate Crime Counts

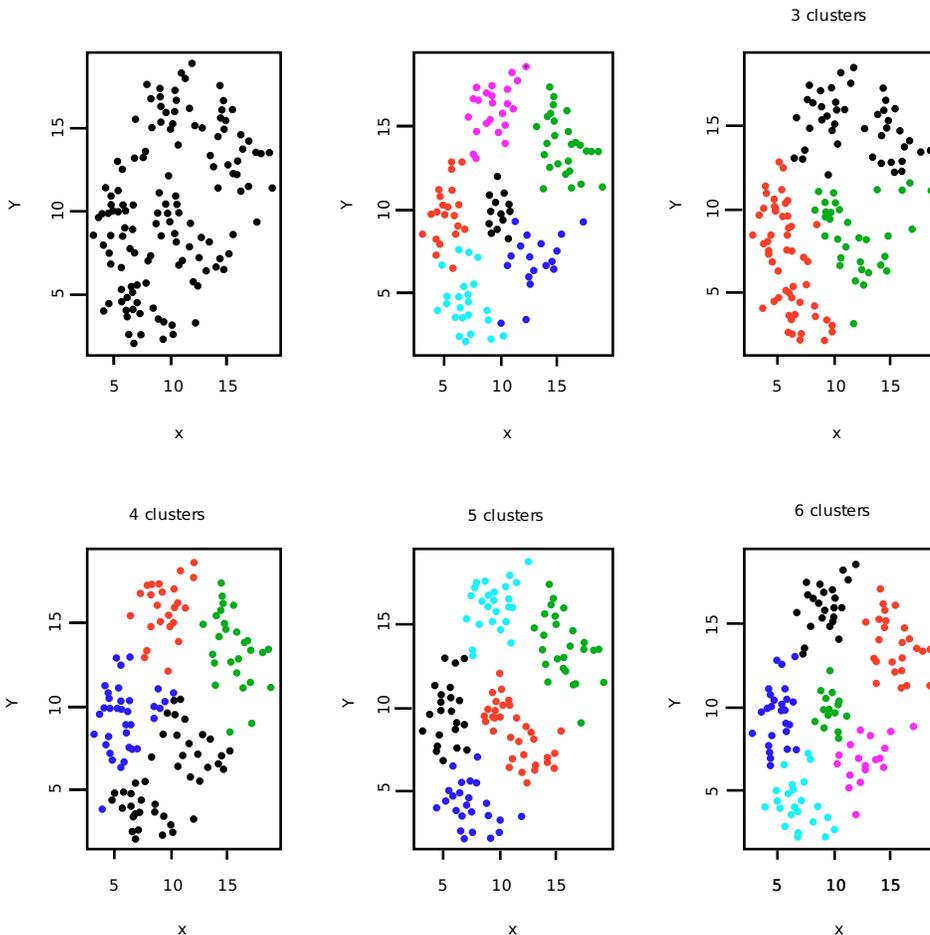
We begin by collecting raw crime data reported from all 18,000 law enforcement agencies in America. Then we use a relational database to assign reported crimes from each agency to the city where it has law enforcement responsibility. This method provides an accurate representation of the complete number and types of crimes that are truly known to occur within any city or town.



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We Develop Location-Centric Statistics

With this comprehensive foundation, SecurityGauge® then uses more than 80 proprietary computer models developed by its Ph.D. experts over nearly a decade of research to statistically predict the number and rates for every major type of crime for every community in America.



We Build Validated Precision Models

Since we know the number of reported crimes that actually occur in each community because of our exclusive approach, we are uniquely able to validate our models against the only comprehensive location-centric crime database with complete U.S. coverage. SecurityGauge® crime data is validated on more than 8,000 cities nationwide.

- ◆ *SecurityGauge® has proven predictive accuracy that consistently exceeds 90%.*

Report Appendices

We Apply Superior Spatial Depth – 10 Meter Resolution

With validated precision models for every major crime type, SecurityGauge® then builds crime risk data for nearly a quarter of a million neighborhoods all across the U.S. This forms a dense net of crime data that is input to our spatial risk models resulting in a national data base of 10 meter resolution crime risk statistics for the entire U.S.

Result = Accurate and validated crime risk analytics you can trust.

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Report Appendices

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About Location, Inc.

Location, Inc. is a leading builder and primary source of location-based data and risk analysis information for corporate users nationwide.

Location, Inc. is a Ph.D.-led geographic research and data mining facility based in Massachusetts. We specialize in location-based big data analysis, demographic and crime data information products, and location-based decision-making tools.

More than 40 million people and businesses have used Location, Inc. data and services since the Company's 2000 inception. Our client-base consists of Real Estate Investment Trusts, property and casualty insurance providers, corporate relocation departments, direct marketers, loss prevention analysts, private investors, and more.

To purchase discounted bundles of SecurityGauge® Reports for many addresses, get access to our API for a direct feed of our data, or to learn about our subscription plans, please contact our Data Sales Team.

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