



Site Overview

300 16TH ST SAN FRANCISCO CA 94158



Location

Site Address 300 16TH ST SAN FRANCISCO CA 94158 Parcel No. 8722 -021

Legal Information
--

Owner

Owner Name GSW ARENA LLC Owner Address 1011 BROADWAY OAKLAND CA 94607
Owner Vesting Code --

Site Information

Land Use Category	RECREATIONAL	Land Use Description	RECREATIONAL (NEC)
Zoning (Assessor)	--	Acres (Assessor)	84.69
Acres (Calculated)	10.92	Lot SF (Assessor)	3,689,356
Lot SF (Calculated)	475,880		

Last Market Sale

Sale Price	\$0	Sale Date	--
Seller Name	--	Deed Type	--
Loan Amount	\$0		

Value and Tax

Total Assd. Value	\$659,966,629	Land Value	\$263,548,334
Improvement Value	\$396,418,295	Improvement %	60.06%
Property Tax	\$9,247,632	Tax Year	2018

Property Characteristics

Building Area	0 SF	No. of Units	--
No. of Stories	--	Year Built	--

Foreclosure Details

Stage	--	Document Type	--
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Hazards

Flood Zone	--	Wetland	--
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School Details

School District(s)	San Francisco Unified School District
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Property Detail Report

300 16TH ST SAN FRANCISCO CA 94158

Owner Information

Owner Name 1	GSW ARENA LLC	Owner Name 2	--
Mailing Address	1011 BROADWAY OAKLAND CA 94607	Owner Type	--
Vesting Code Desc	--	Vesting Code	--

Location Information

Legal Description	--		
County	SAN FRANCISCO	Parcel No. (APN)	8722 -021
FIPS Code	06075	Alternative APN	--
Census Trct/Blk	060700/1	Legal Book/Page	--
Twnshp-Rnge-Sect	--	Map Reference	--
Legal Land Lot	--	School District	San Francisco Unified School District
Legal Block	--	Subdivision	--

Last Market Sale Information

Recording Date	--	New Construction	--
Sale Date	--	1st Mtg Amount	--
Sale Price	--	1st Mtg Type	--
Price Per SF	--	1st Mtg Doc. No.	--
Price Per Acre	--	Sale Doc. No.	--
Deed Type	--	Transfer Doc. No.	--
Sale Type	--	Seller Name	--
Title Company	--	Lender	--

Last Transfer of Ownership

Recording Date	--	Book Number	--
Doc. Number	--	Page Number	--
Doc. Type	--		

Prior Sale Information

Recording Date	--	Sale Type	--
Sale Date	--	Transfer Doc. No.	--
Sale Price	--	New Construction	--
Sale Doc. No.	--	Title Company	--
Seller Name	--	Lender	--

Property Characteristics

Building Area	--	Total Rooms	--
No. of Units	--	Bedrooms	--
No. of Stories	--	Bathrooms	0
Year Built	--	Basement	YES
Condition	--	Basement Area	--
Construction	--	Heat Type	--
Roof Type	--	Air Cond. Type	--
Roof Material	--	Fireplace	--
Parking Spaces	--		

Site Information

Zoning	--	Assessor Acreage	84.69
County Use Code	EC	Calculated Acreage	10.92
County Use Code Desc.	ENTERTAINMENT COMPLEX	Assessed Lot SF	3,689,356
Land Use Code	4000	Calculated Lot SF	475,880
Land Use Desc.	RECREATIONAL/ENTERTAINMENT (GENERAL)	Assessor Lot W/D	0 /
		Land Use Category	RECREATIONAL
Topography	--		

Tax and Value Information

Tax Year	2018	Improvement Value	\$396,418,295
Property Tax	\$9,247,632	Improvement %	60.06%
Tax Rate Code	1-014	Market Value Year	--
Tax Exemption	--	Total Market Value	--
Assessed Year	2018	Land Market Value	--
Assessed Value	\$659,966,629	Market Imprv. Value	--
Land Value	\$263,548,334	AVM Value	--

Hazard Information

Flood Zone	--	Flood Panel	--
Flood Panel Date	--	Wetland Type	--
Wetland Classification	--		



Transaction History Report

300 16TH ST SAN FRANCISCO CA 94158

Finance Standalone

Mtg Recording Date : 1/6/2017
Mtg Document No : --

Document Type : DEED OF TRUST
Lender : CITIBANK NA

Mtg Loan Amount : \$480,000,000
Mtg Loan Type : AMOUNT KEYED IS AN
AGGREGATE AMOUNT

Mtg Rate Type : --



Bird's Eye Map View

300 16TH ST SAN FRANCISCO CA 94158



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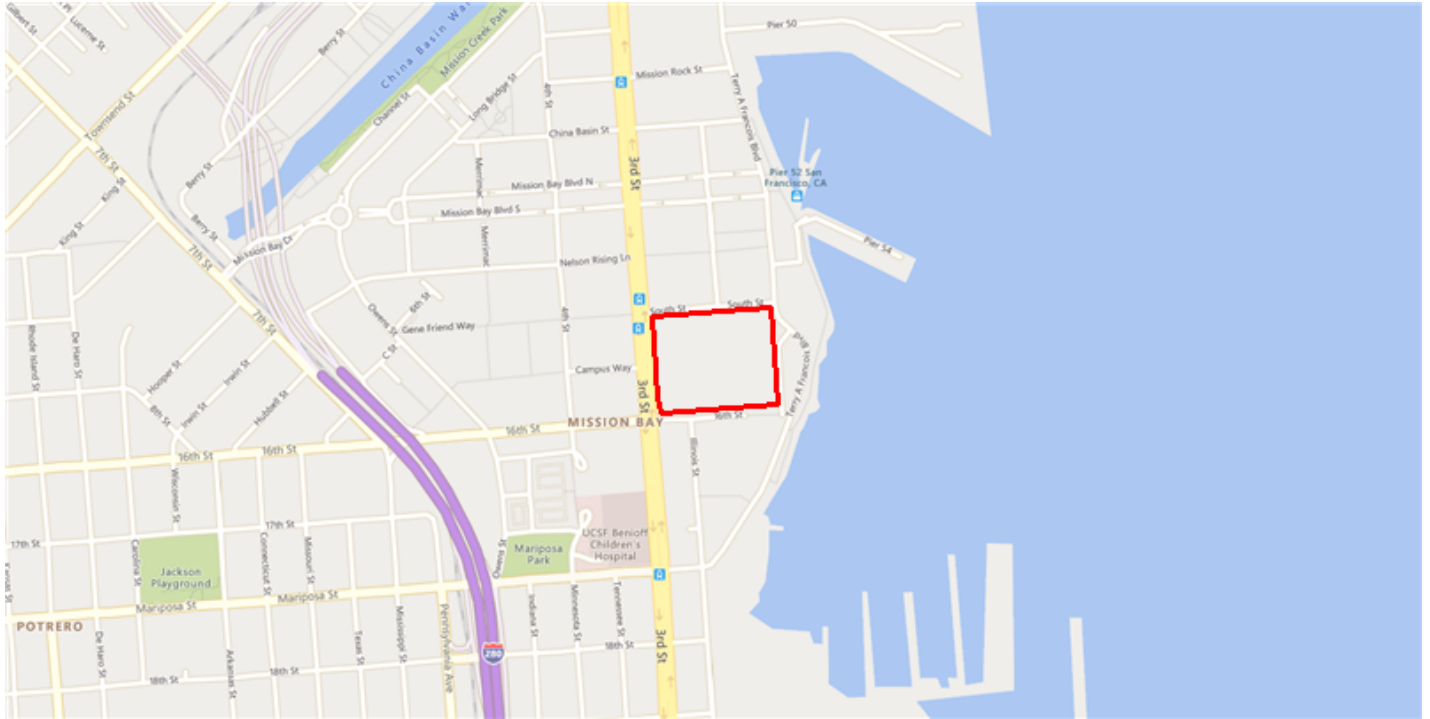
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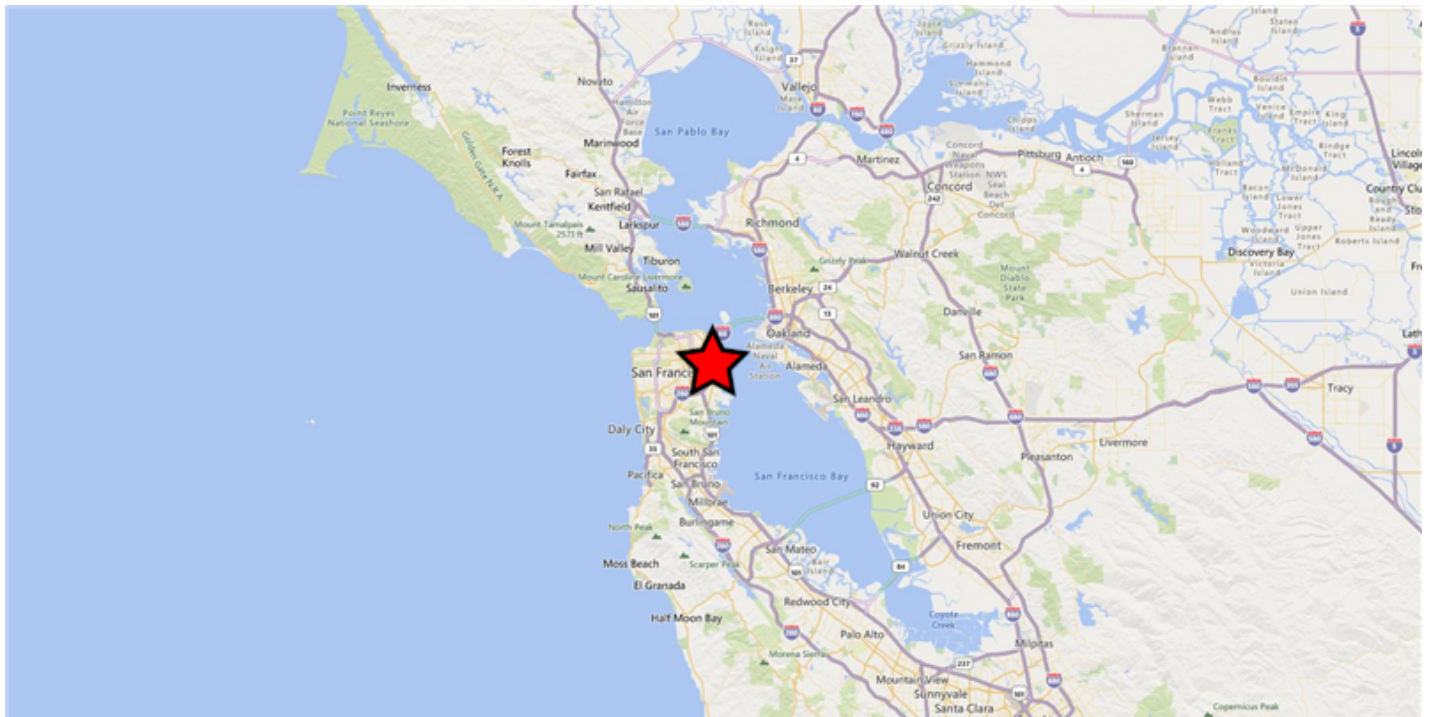
Nearhood & Regional Map

300 16TH ST SAN FRANCISCO CA 94158

Nearhood



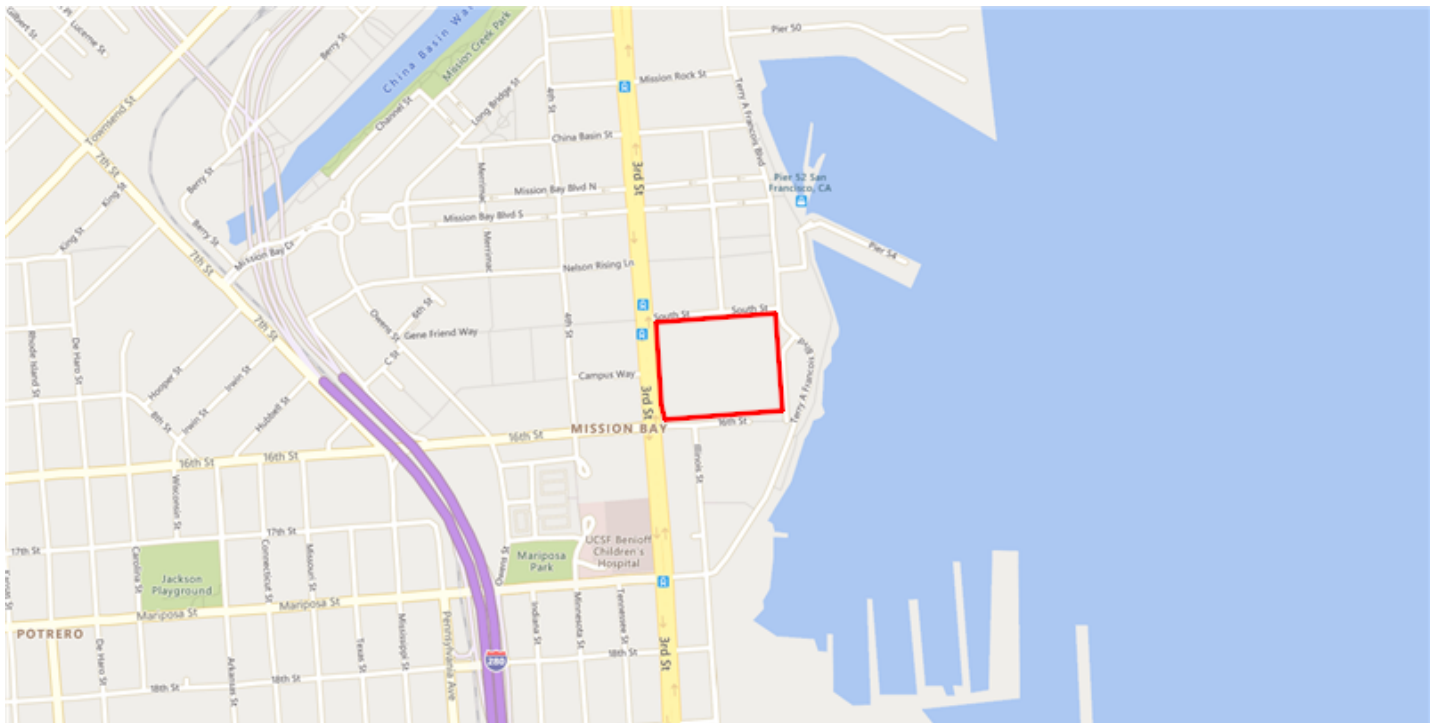
Regional





Flood Map Report

300 16TH ST SAN FRANCISCO CA 94158



Legend

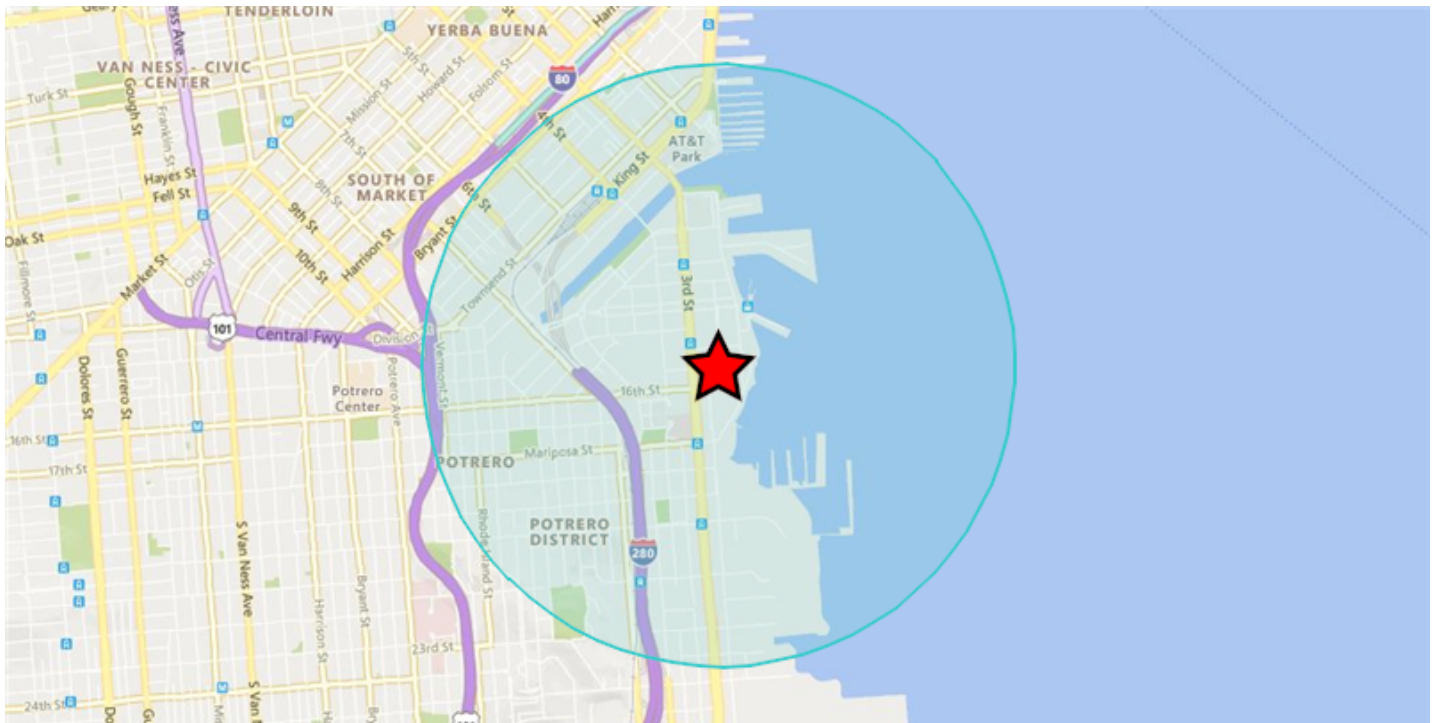
Flood Zone

-  Floodway
-  1% Annual Chance Flood Hazard (100-Year)
-  0.2% Annual Chance Flood Hazard (500-Year)



Demographics

300 16TH ST SAN FRANCISCO CA 94158



Area and Density

	1 Mile
Area (Square Miles)	1.96
Density(Population Per Square Mile)	11,309

General Population Characteristics

	1 Mile
Male	12,057
Female	10,116
Density	11,309
Urban	22,173
Rural	--

Population By Year

	1 Mile
Population (1990)	8,069
Population (2000)	8,207
Population (2010)	19,814
Population (Current)	22,173
Population (5 Yr. Forecast)	23,276
Percent Growth (Current Yr./Previous Yr.)	12.19%
Percent Forecast (5 Yr. Forecast/Current Yr.)	5.12%

Population By Age

	1 Mile
Median Age	36
Aged 0 to 5	1,101
Aged 6 to 11	564
Aged 12 to 17	403
Aged 18 to 24	1,407
Aged 25 to 34	7,606
Aged 35 to 44	5,008
Aged 45 to 54	2,335
Aged 55 to 64	1,927
Aged 65 to 74	1,140
Aged 75 to 84	462
Aged 85+	220
Total Population	22,173

Population By Race

	1 Mile
White Alone	12,190
Black Alone	1,036
Asian Alone	6,474
Native American and Alaska Native Alone	91
Other Race Alone	994
Two or More Races	1,388

Population By Ethnicity

	1 Mile
Hispanic	2,201
White Non-Hispanic	11,226

General Income Characteristics

	1 Mile
Median Household Income	\$150,548
Total Household Income	\$2,018,229,749
Average Household Income	\$181,986
Per Capita Income	\$91,022
Avg Family Income	\$241,633
Family Income, Per Capita	\$97,653

Families by Income

	1 Mile
Family High Income Avg	\$339,857
Under \$15,000	110
\$15,000 - \$24,999	99
\$25,000 - \$34,999	89
\$35,000 - \$49,999	198
\$50,000 - \$74,999	446
\$75,000 - \$99,999	431
\$100K - \$125K	290
\$125K - \$150K	199
\$150K - \$200K	683
Over \$200K	1,783

General Household Characteristics

	1 Mile
Households (Current)	11,090
Families	4,328
Average Size of Household	1.86
Median Age of Householder	39
Median Value Owner Occupied	\$735,575
Median Rent	\$2,090
Median Vehicles Per Household	2
Housing Units	11,817
Owner Occupied Units	4,516
Renter Occupied Units	6,574
Vacant Units	727

Households by Income

	1 Mile
Under \$15,000	657
\$15,000 - \$24,999	487
\$25,000 - \$34,999	346
\$35,000 - \$49,999	619
\$50,000 - \$74,999	909
\$75,000 - \$99,999	880
\$100K - \$125K	847
\$125K - \$150K	640
\$150K - \$200K	1,634
Over \$200K	4,071
Total Households	11,090

Households by Rent Value

	1 Mile
Under \$250	112
\$250-\$499	239
\$500-\$749	187
\$750-\$999	203
\$1,000-\$1,249	429
\$1,250-\$1,499	303
\$1,500-\$1,999	944
Over \$2,000	4,087
Total Renter Occupied Units	6,574

Households by Year Built

	1 Mile
Median Year Built	1991
Built 2010 or Later	2,033
Built 2000 to 2009	5,719
Built 1980 to 1989	323
Built 1970 to 1979	374
Built 1960 to 1969	208
Built 1950 to 1959	240
Built 1940 to 1949	232
Built 1939 or Earlier	870
Total Households (2000)	4,069
Total Households (2010)	9,708
Total Households (Current)	11,090
Total Households (5 Yr. Forecast)	11,825
Percent Growth (Current Yr./Previous Yr.)	14.09%
Percent Forecast (5 Yr. Forecast/Current Yr.)	6.61%

Households by Inhabitants

	1 Mile
Median Size	2.27
1 Person	4,178
2 Person	4,783
3 Person	1,283
4 Person	614
5 Person	146
6 Person	56
7 or More Person	30
Total Households	11,090

Employment By Place Of Business

	1 Mile
Total Employees	56,369
Total Establishments	2,240

Employment Travel Time

	1 Mile
Work at Home	1,014
Travel Time under 15min	2,776
Travel Time 15-29min	--
Travel Time 30-59min	4,722
Travel Time 60-89min	1,465
Travel Time over 90min	217
Population	22,173

Education Attainment Over 25

	1 Mile
Less than High School	861
High School	1,198
Some College	1,866
Associate's Degree	606
Bachelor's Degree	7,331
Master's Degree	4,036
Professional Degree	1,678
Doctorate Degree	1,122
Total Population	22,173

Retail Sales

	1 Mile
Motor Vehicles	\$68,506,000
Furniture and Home Furnishings	\$26,101,000
Electrical and Appliances	\$13,099,000
Building Materials and Garden	\$95,668,000
Food and Beverage	\$162,807,000
Health and Personal Care	\$27,294,000
Gasoline Stations	\$12,633,000
Clothing and Accessories	\$68,336,000
Sporting Goods	\$8,891,000
General Merchandise	\$4,845,000
Miscellaneous	\$50,186,000
Nonstore Purchases	\$716,575,000
Food Services	\$300,323,000
Total Retail Sales	\$1,555,264,000

Consumer Expenditures

	1 Mile
Total Consumer Expenditures	\$958,777,000

Crime Information Index (Range 0-200, US Average = 100)

	1 Mile
Murder Index	106
Forcible Rape Index	52
Forcible Robbery Index	67
Aggravated Assault Index	113
Burglary Index	78
Larceny Index	120
Motor Vehicle Theft Index	112
EASI Total Crime Index	102