

# FOR SALE

Full Floor Commercial Condos

## 209 9th St.

San Francisco, CA 94103

A unique opportunity to buy one or multiple commercial condos in the bustling neighborhood of West SOMA. This provides the ability to lock in expenses now without having to worry about further inflation and rising rents. Why rent when you can own?

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49 POWELL STREET, SAN FRANCISCO, CA 94102



## 209 9th Street

Starboard, as an exclusive advisor is pleased to present the opportunity to purchase three unique commercial condos in the heart of SOMA.

This is a perfect opportunity for an owner occupier. Currently approved for SBA financing the project offers an user the ability to purchase with as little as 10% down. All of the suites have been recently renovated. The 2nd and 3rd floors have ADA elevator access.

The condos are well positioned a few blocks from BART and within walking distance to several restaurants and amenities.



## SECOND FLOOR

Building	209 9th Street, 2nd Floor
Square Ft.	+/- 4,362
Space Type	Office
Price	\$2.5 mm

- Full floor opportunity with elevator access
- Open office area
- 2 Offices
- 1 Conference room
- Kitchen

## THIRD FLOOR

Building	209 9th Street, 3rd Floor
Square Ft.	+/- 4,037
Space Type	Office
Price	\$2.6 mm

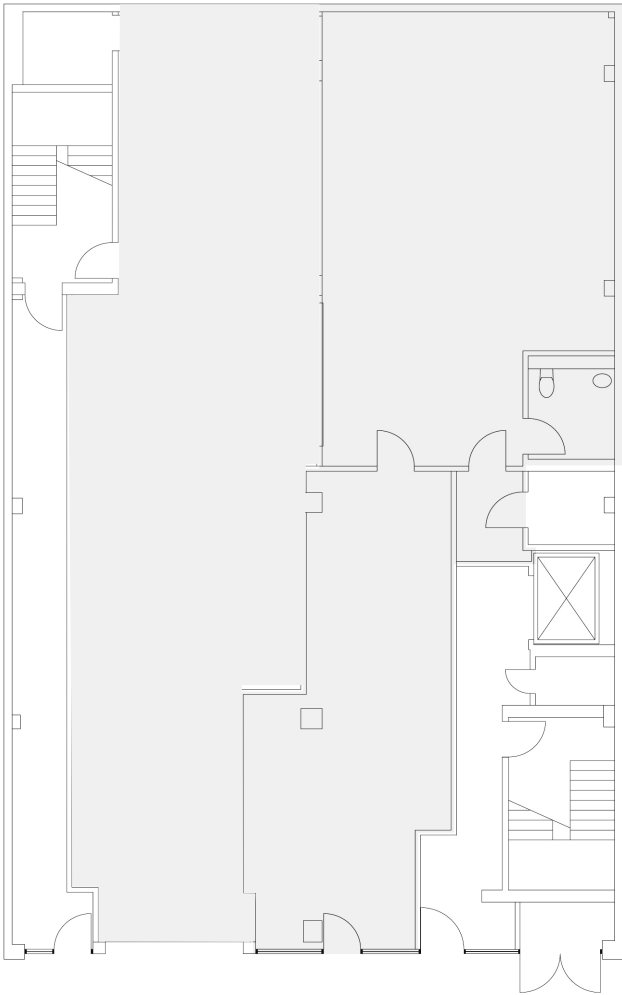
- Newly remodeled open creative office
- New floor and new lighting
- Easy access with private elevator to suite or walk up staircase
- High ceilings with great natural light
- Sweeping views of West SOMA and the Sutro Tower
- Two conference rooms
- New kitchen
- New bathrooms



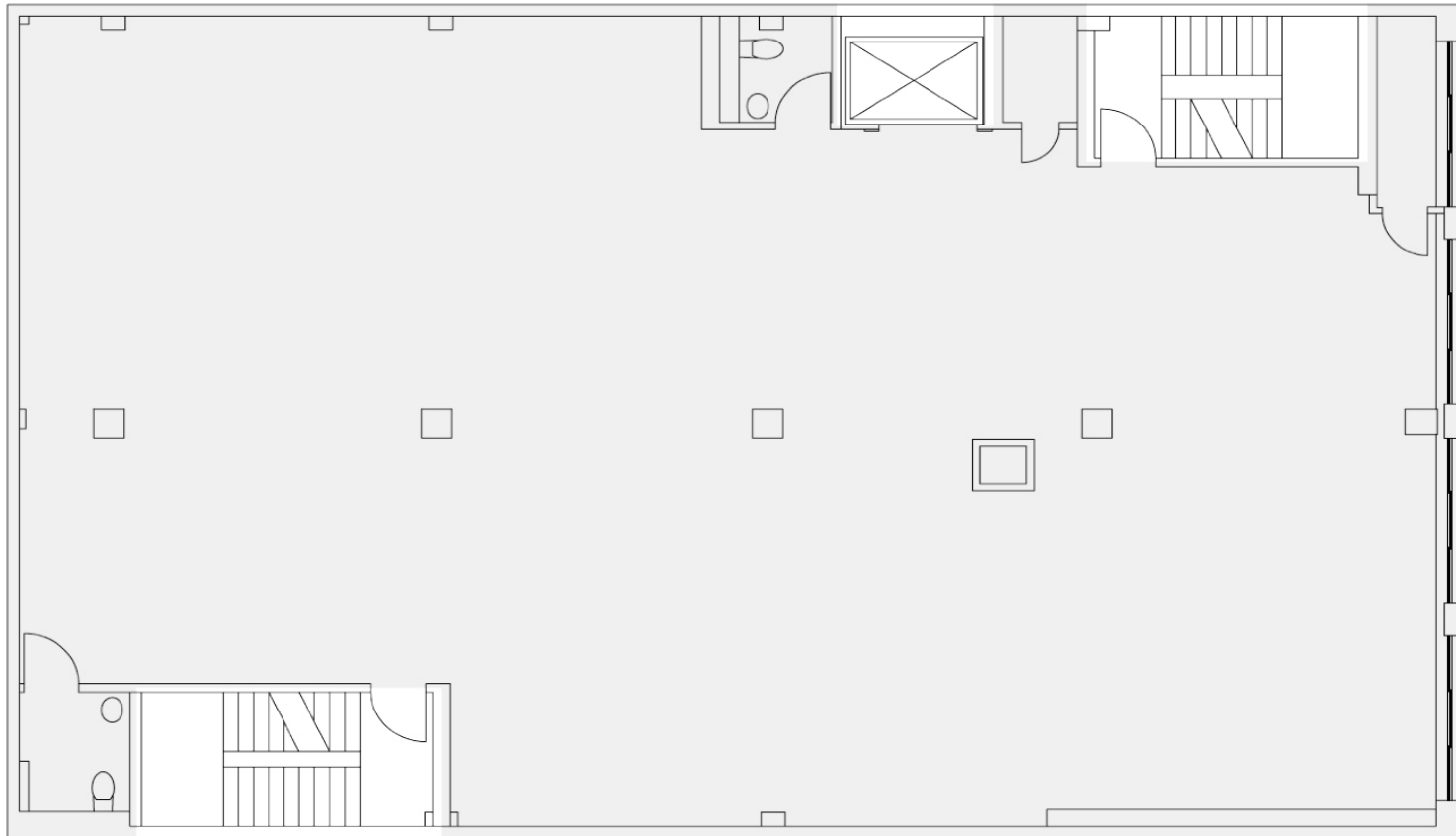


GROUND FLOOR

Building	209 9th Street Ground Floor
Square Ft.	+/- 3,000
Space Type	Retail / Office
Price	\$1.5 mm







Representative floor plan for 2nd and 3rd floors







# REPRESENTATIVE IMAGES

FOR SALE



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## C A P I T A L

## A C C E S S

## G R O U P

## SBA 504 Loan Sample Structure

Prepared for: [Starboard CRE](#)Property Address: [209 9th Street, SF - ground floor](#)

## Project Details

Purchase Price	\$2,085,000	Property Address	209 9th Street, SF - ground floor
Improvements		Building Size (s.f.)	3,000
		Price Per Sq. Ft.	\$695.00
<b>Total Project Cost</b>	<b>\$2,085,000</b>		

## SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$1,042,500	5.65%	25	25	\$6,496
SBA (2nd)*	40%	\$860,000	5.44%	25	25	\$5,250
Down Payment	10%	\$208,500				
* Includes financed SBA fee of \$26,000						
<b>Total Monthly Payment</b>						<b>\$11,746</b>
<b>Total Payment PSF</b>						<b>\$3.92</b>

## Monthly Ownership Costs

Mortgage Payments	\$ 11,746
Insurance & Property Tax	\$ 2,259
<b>Total Monthly Cash Outlay:</b>	<b>\$ 14,005</b>
Average Principal paydown benefit	\$ (3,015)
<b>Total Effective Monthly Ownership Costs</b>	<b>\$ 10,990</b>

## Out of Pocket Costs

Down Payment	\$208,500
Estimated Bank Fees	\$7,819
Appraisal & Environmental Reports	\$5,500
<b>Total Out of Pocket Costs</b>	<b>\$221,819</b>

## Assumptions

The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- Bank rate, terms, and fees are estimates and vary depending on lender.
- SBA fee is 2.65% of the SBA loan amount plus a \$2,500 attorney flat fee and \$1000 documentation fee. These fees are financed.
- The current SBA rate is used here. Actual rate is set at debenture sale at time of funding.
- All costs and expenses are estimates.
- Bank Fees are estimated at .75% of bank loan amount.
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Effective cost of ownership is Total Monthly Payment less annual Principal paydown.

**\*\* Prepared on 9/23/22**

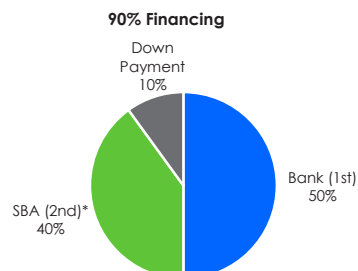
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# NEIGHBORHOOD

FOR SALE

- |                                |   |
|--------------------------------|---|
| 1 FIVE 50 MEDA VENTURES        | 6 THOMAS QUINN, LLP                           |
| 2 FSI FONTS & SOFTWARE USA INC | 7 EARTHBATH                                   |
| 3 CHANTAL GUILLON PATISSERIE   | 8 ZOZI'S LOFT                                 |
| 4 LA CASA DE LAS MADRES        | 9 BRAIN KEY INC                               |
| 5 ASIASF                       | 10 HAMILTON FAMILIES   ADMINISTRATIVE OFFICES |



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for sale the real property located at 209 9th Street, San Francisco, CA 94103 (the “Property”). Starboard is the exclusive agent and broker for the owner(s) of the Property (the “Owner”). Starboard is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Starboard also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Starboard, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Starboard.

Starboard, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Starboard and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or noncompliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

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