



2429

Ocean Avenue

San Francisco, CA 94127

For Sale

Great owner-user opportunity
With SBA financing available

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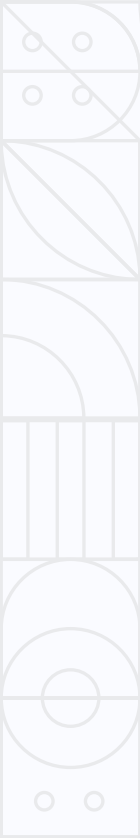
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2429 Ocean Avenue

Building:	2429 Ocean Ave.
Price:	\$1,000,000
Square Ft:	2,021 SF
PSF:	\$494
Lot:	3,275 SF
Property Type:	medical office



HIGHLIGHTS

- Full Floor Opportunities
- Smaller single-user building
- Nice lot in the back for parking or outdoor space
- Public Transit at the doorstep
- On Ocean Ave Medical Row is full of dentists/ortho/ Medical
- The building is in its original condition and needs some upgrades



DESCRIPTION

The property at 2429 Ocean Avenue in San Francisco is a commercial space tailored for medical or professional use. This 2,021 SF standalone building sits on a 3,275 SF lot and is located in the area known as Medical Row. It offers full-floor usage ideal for a private medical practice. The building is in original condition, allowing for custom upgrades. Features include easy public transit access and a rear lot for parking or outdoor space. The property is listed for purchase at \$1,000,000.

Nearby Medical Services

- Ocean Pediatric Dentistry
- Ocean Dermatology
- Ocean Avenue Physical Therapy
- Ocean Family Medicine
- Ocean Avenue Chiropractic



COST SEGREGATION



Teaming Up

Tax Savings Projection

The estimated cost savings by doing a Cost Segregation Study on your property located at: 2429 Ocean Ave, San Francisco, CA

Building Cost	
Cost	\$ 1,000,000
Year of Purchase	2024
Tax Year	2024
Regular Depreciation	
39 years	\$ 34,615
Cost Segregation	
Bonus Depreciation	\$ 112,000
39-year Depreciation	\$ 23,000
Cost Seg Depreciation	\$ 135,000
Estimated Tax Rate	40%
Projected Net Tax Savings	\$ 54,000

WHAT IS COST SEGREGATION?

Cost Segregation is an application by which commercial property owners can accelerate depreciation and reduce the amount of taxes owed. This generates substantial cash flow that owners can reinvest in the business, purchase more property, apply to their principal payment, or spend on themselves. HOW DOES COST SEGREGATION WORK? Expert Management Professionals, as an experienced and qualified company, performs the cost segregation study on your property. The study accelerates the depreciation of your building/renovation components into shorter depreciation categories such as 5-, 7-, 15-year rather than conventional 27.5- and 39-year schedules. Examples include decorative building elements, electrical for dedicated computer equipment, and carpet. Also, site utilities, landscaping and paving. The cost segregation study results in a much higher depreciation expense and significantly reduces taxable income. It can be applied to buildings purchased or built since 1986, including renovations, and there is no need to amend your tax returns.

- Here is a conservative estimate of the results of a comprehensive cost segregation study on your property. Once completed the tax savings may fluctuate to a higher or lower degree. Please contact me for details on completing a cost segregation study on this property.

Na'Varo Johnson, Cost Segregation Tax Specialist (415) 969-6160

Expert
Management
Professionals

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SBA FINANCING



SBA 504 Loan Sample Structure

Prepared for: **Starboard CRE**
 Property Address: **2429 Ocean Ave, SF**
 Date Prepared: **7/18/2024**

Project Details			
Purchase Price	\$1,000,000	Property Address	2429 Ocean Ave, SF
Improvements		Building Size (s.f.)	2,021
		Price Per Sq. Ft.	\$494.80
Total Project Cost	\$1,000,000		

SBA 504 Financing Structure							
Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank (1st)	50%	\$500,000	6.40%	25	25	\$3,345	
SBA (2nd)*	40%	\$414,000	6.22%	25	25	\$2,723	
Down Payment	10%	\$100,000					
* Includes financed SBA fee of \$14,000							
						Total Monthly Payment	\$6,068
						Total Payment PSF	\$3.00

Monthly Ownership Costs			Out of Pocket Costs	
Mortgage Payments	\$	6,068	Down Payment	\$100,000
Insurance & Property Tax	\$	1,083	Estimated Bank Fees	\$3,750
Total Monthly Cash Outlay:	\$	7,152	Appraisal & Environmental Reports	\$5,400
Average Principal Paydown Benefit:	\$	(1,293)	Total Out of Pocket Costs	\$109,150
Total Effective Monthly Costs:	\$	5,859		

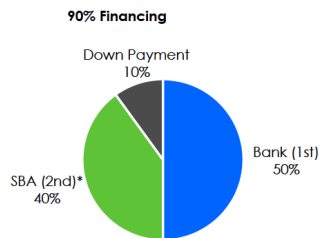
Assumptions

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 2.15% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 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. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- 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.

For more information contact:

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IMAGES



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AGENTS



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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

Locally based, and technology-forward, our brokers are highly qualified experts backed by a full-service, in-house support team who understand the intricacies of San Francisco real estate. Starboard CRE brings decades of brokerage experience representing over 600 million square feet of space with an aggregate lease value of over 10 billion and investments sold over 3 billion.



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