

1680

Mission Street

San Francisco CA 94110

TCN
WORLDWIDE
REAL ESTATE SERVICES

For Sale

\$9,5M

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STARBOARD CRE
LOCAL • INDEPENDENT • ENTREPRENEURIAL

Building Summary

Address: 1680 Mission Street, San Francisco, CA

Property Type: Office/ Mixed Use

Square Footage: 41,715 Square Ft

Price: \$9,500,000

PSF: \$227.50 PSF

Lot Size: 11,030 Square Ft

Number of Stories: 4 Stories

Zoning: C-3-G Downtown General Commercial

Year Built: 1920

Back up generator on site.

Heavy power over 2,000 MPS.

Floors

4

4th Floor
±10,089 SF

3

3rd Floor
±10,089 SF

2

2nd Floor
±10,089 SF

1

1st Floor & Mezzanine
±10,899 SF

Total SF
±41,715 SF



Property Summary



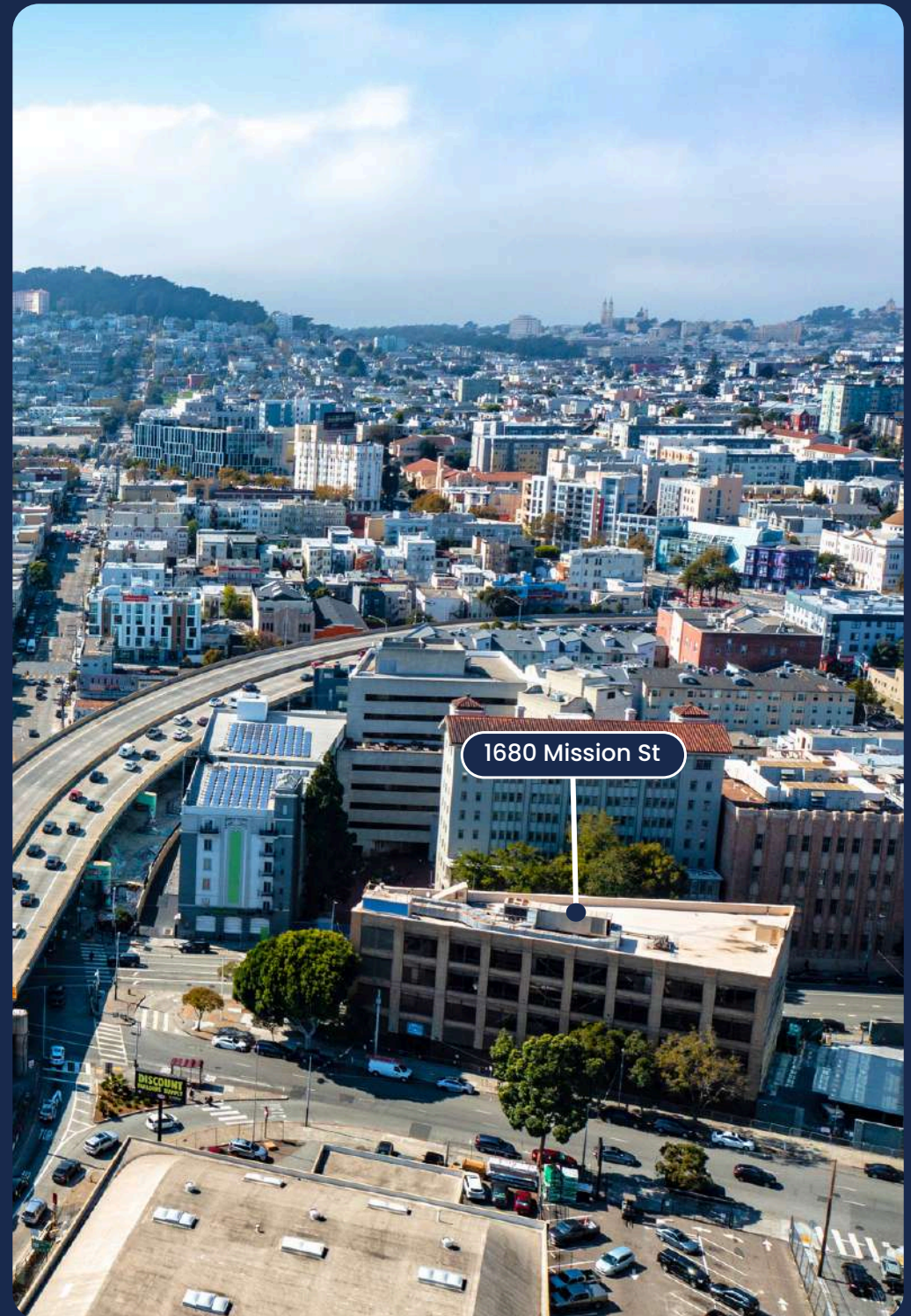
Exceptional Investment Opportunity

- **Strategic Location:** Heart of the vibrant Mission District.
- **Mixed-Use Potential:** Ideal for both commercial and residential use.



Current Occupancy: 50%

- **Owner-User Advantage:** Perfect for businesses looking to own rather than lease.
- **Cost Effective:** Purchase at 72% below replacement costs, making it more economical to buy than to rent.





Investment Highlights

Strategic Location:

Located in a highly trafficked area, 1680 Mission Street benefits from excellent visibility and accessibility, drawing considerable foot and vehicle traffic.

Demographics:

The Mission District boasts a diverse and dynamic population, offering a robust customer base for any business operations.

Growth Potential:

With ongoing development projects in the area, 1680 Mission Street is poised for appreciation in value and increasing revenues.

Customizable Space:

The property provides flexibility for various uses, including office, and flex, allowing for tailored business operations.

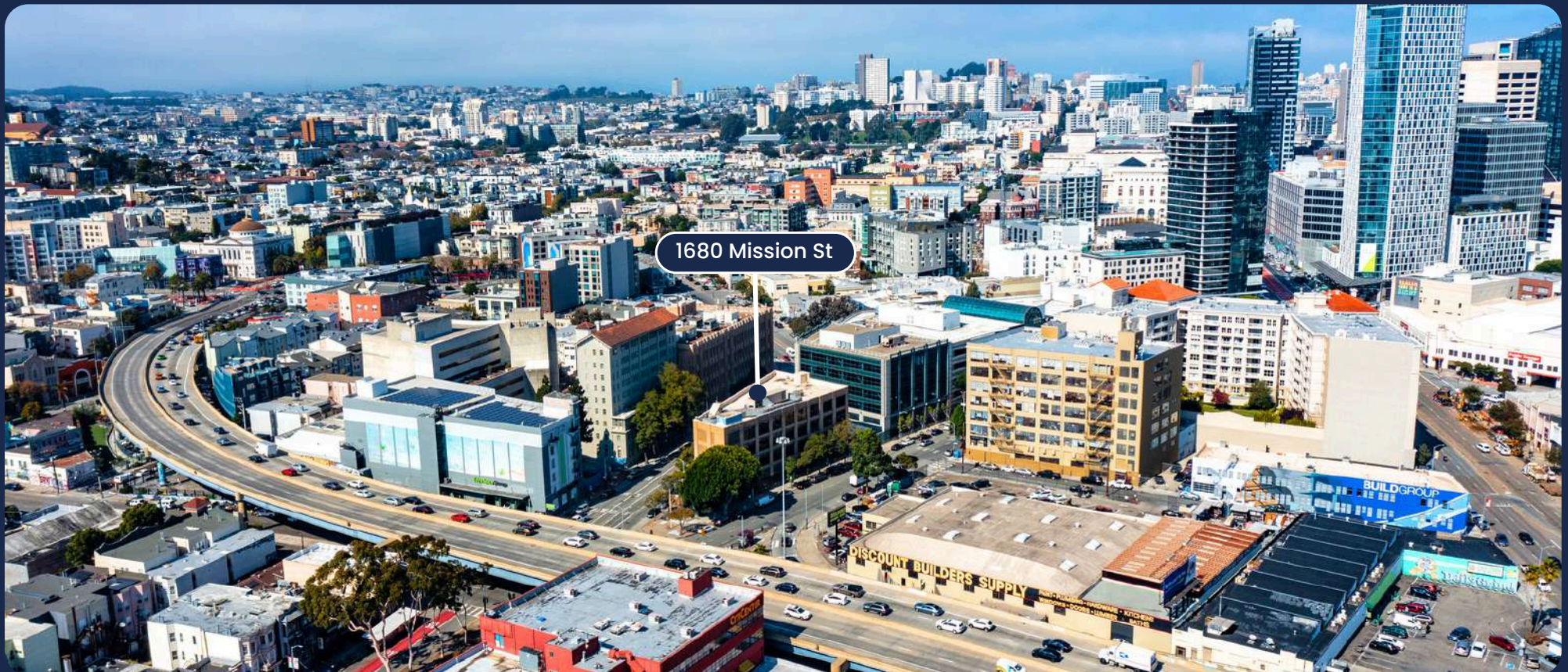
Location

Gateway to the Mission District:

The Mission District is known for its rich cultural landscape and vibrant community, with numerous dining, shopping, and entertainment options. This area has seen significant growth and revitalization in recent years, making it a desirable location for businesses and residents alike.

An entrance to Hayes Valley:

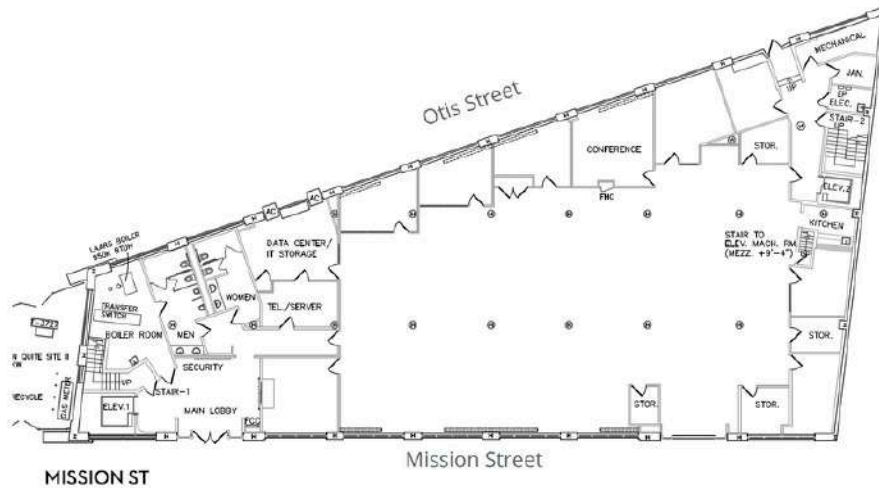
Two blocks from the heart of Hayes Valley, AKA Cerebral Valley, the center of the Artificial Intelligence revolution.



Floors

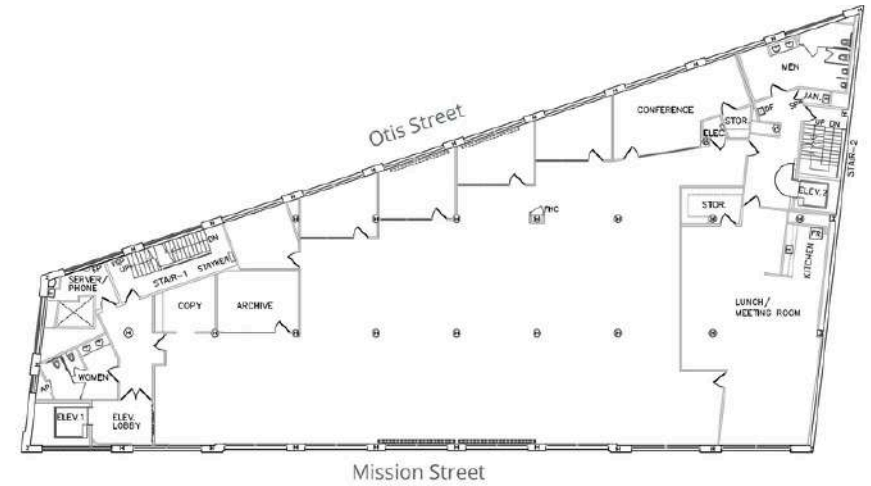
1st Floor & Mezzanine 10,899 SF

Virtual Tour



2nd Floor 10,089 SF

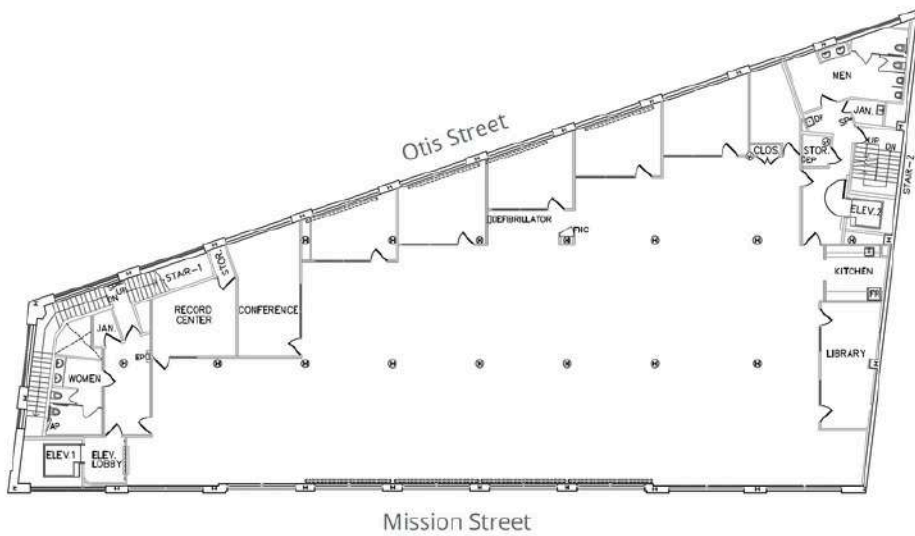
Virtual Tour



Floors

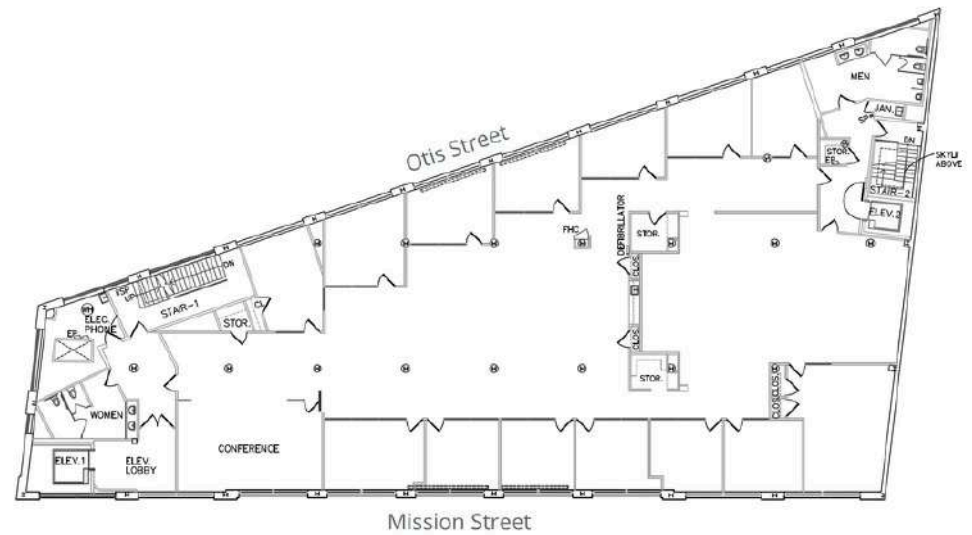
3rd Floor
10,899 SF

[Virtual Tour](#)



4th Floor
10,089 SF

[Virtual Tour](#)



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Own the Building

| | |
|--|-------------|
| Total Project Cost | \$9,500,000 |
| Size (Square feet) Occupying 51% Leasing 49% | 41,715 |
| Total Price per Sq. Ft. | \$228 |

Start-Up Costs - Own

| | | |
|---------------------------------|-----|--------------------|
| Cash Down Payment | 10% | \$950,000 |
| Estimated Bank Fees | 1% | \$47,500 |
| Estimated Other Fees | | \$10,000 |
| Total Est. Cash Required | | \$1,007,500 |

Monthly Costs - Own

| | | |
|--|--------------|---------------|
| Yr. 1 Est Mortgage Payment | \$1.35 / SF | \$56,450 |
| Yr. 1 Est. Insurance | \$0.17 / SF | \$7,125 |
| Yr. 1 Est. Property Taxes | \$0.23 / SF | \$9,500 |
| Rental Income - 20,988 SF | \$2.00 / SF | (\$41,976) |
| Yr. 1 Est. Depreciation Tax Shield* | | \$ (5,196.58) |
| Yr. 1 Est. Interest, Fee & Expense Tax Shield* | | (\$19,675) |
| Yr 1 - Eff. Mo. Cash Outflow | \$0.15 / SF | \$6,227 |
| Yr 10 - Eff. Mo. Cash Outflow** | \$0.00 / SF | \$100 |
| Yr 15 - Eff. Mo. Cash Outflow** | -\$0.12 / SF | -\$4,862 |

*Est Tax Shield assumes buyer has a combined state and federal effective tax rate of 32%. Depreciation is estimated by assuming 80% of the assessed value is, depreciated straight-line over 39 years.

**Year 10 & 15 - Eff. Mo. Cash Outflow (own) assumes est. OpEx and est. property tax inflates annually at 3% and 2% respectively. Est. OpEx is estimated and Property Tax is

Forecasted Ownership Benefits

| | |
|-----------------------------|--------------|
| Est. Equity After 5 Years* | \$2,546,378 |
| Est. Equity After 10 Years* | \$4,813,604 |
| Est. Equity After 25 Years* | \$15,280,154 |

* Assuming an annual property appreciation of 2% less principal due (Own).

Est. Equity Growth of Ownership Calculation

| Appreciated Property Value* (-) | Outstanding Loan Prin. (=) | Est. Equity Growth |
|---------------------------------|----------------------------|--------------------|
| Year 3 - \$9,883,800 | \$8,127,808 | \$1,755,992 |
| Year 5 - \$10,283,106 | \$7,736,727 | \$2,546,378 |
| Year 10 - \$11,353,379 | \$6,539,776 | \$4,813,604 |
| Year 15 - \$12,535,048 | \$4,947,129 | \$7,587,919 |
| Year 25 - \$15,280,154 | \$0 | \$15,280,154 |

*Inflated 2% a year starting with Total Project Cost in Yr. 1

Lease the Building

| | |
|-----------------------------|----------|
| Monthly Base Rent | \$41,976 |
| Size (Square feet) | 20,988 |
| Lease Rate per Sq. Ft. (IG) | \$2.00 |

Start-Up Costs - Lease

| | |
|----------------------------|-----------------|
| Prepaid Lease | \$41,976 |
| Security Deposit | \$41,976 |
| Total Cash Required | \$83,952 |

Monthly Costs - Lease

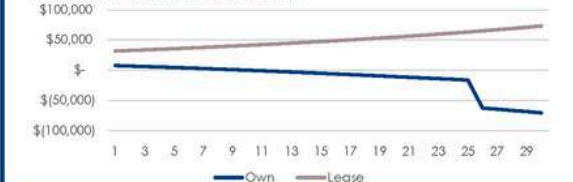
| | | |
|----------------------------------|-------------|------------|
| Yr. 1 Base Rent (NNN) | \$2.00 / SF | \$41,976 |
| Yr. 1 Est. Insurance | \$0.00 / SF | \$0 |
| Yr. 1 Est. Property Taxes | \$0.23 / SF | \$4,780 |
| Yr. 1 Est. Rent Tax Shield* | | (\$14,962) |
| Yr 1 - Eff. Mo. Cash Outflow | \$1.51 / SF | \$31,794 |
| Yr 10 - Eff. Mo. Cash Outflow*** | \$1.96 / SF | \$41,127 |
| Yr 15 - Eff. Mo. Cash Outflow*** | \$2.26 / SF | \$47,463 |

***Year 10 & 15 - Eff. Mo. Cash Outflow (lease) assumes 3% annual increases in base rent with est. OpEx and est. property tax inflates annually at 3% and 2% respectively

Forecasted Cost of Leasing at 3% Annual Increase

| | |
|----------------------------|--------|
| Est. Equity After 5 Years | \$0.00 |
| Est. Equity After 10 Years | \$0.00 |
| Est. Equity After 25 Years | \$0.00 |

Mo. Cash Outflow Over Time



| 90% Financing Package | % | Loan Size | Term | Amortization | Rate | Monthly PMT |
|-----------------------|-----|-------------|------|--------------|-------|------------------|
| Bank 1st Mortgage | 50% | \$4,750,000 | 25 | 25 Years | 6.25% | \$ 31,334 |
| SBA 504 2nd Mortgage* | 40% | \$3,887,000 | 25 | 25 Years | 6.03% | \$ 25,115 |
| | | | | | | \$ 56,450 |

*Includes financed SBA fee of \$87,000

SBA Fees are est. at 2.15% of 2nd mortgage plus \$5000 in legal fees.

Blended Rate: The weighted average interest rate of both loans (blended) is: 6.15%

For more information contact us:

Your SBA 504 Experts

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This analysis is intended to serve as a sample scenario. While we strive to ensure that the content is correct, we do not warrant the completeness or accuracy of the information. Please consult with a CPA and the listing broker to review details.

Current Rent

| Year | PSF | Total Monthly Rent | Total Annual Rent |
|------|---------|--------------------|-------------------|
| 1 | \$19.65 | \$33,743.25 | \$404,919.00 |
| 2 | \$20.65 | \$35,460.46 | \$425,525.46 |
| 3 | \$21.65 | \$37,177.67 | \$446,132.02 |
| 4 | \$22.65 | \$38,894.88 | \$466,738.58 |



Proforma



1st & 2nd Floors

| Year | PSF | Total Monthly Rent | Total Annual Rent |
|------|------|--------------------|-------------------|
| 1 | \$24 | \$41,213.12 | \$494,557.44 |
| 2 | \$25 | \$42,930.34 | \$515,164.00 |
| 3 | \$26 | \$44,647.54 | \$535,770.56 |
| 4 | \$27 | \$46,364.76 | \$556,377.12 |
| 5 | \$28 | \$48,081.98 | \$576,983.68 |

Total Income

| Year | PSF | Total Monthly Rent | Total Annual Rent |
|------|---------|--------------------|-------------------|
| 1 | \$21.82 | \$74,956.37 | \$899,476.44 |
| 2 | \$22.82 | \$78,390.79 | \$940,689.46 |
| 3 | \$23.82 | \$81,825.22 | \$981,902.58 |
| 4 | \$24.82 | \$85,259.64 | \$1,023,115.70 |
| 5 | \$28.00 | \$97,335.00 | \$1,168,020.00 |

AGENTS



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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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