

# 1200 Howard Street

San Francisco CA 94103



**STARBOARD CRE**  
LOCAL • INDEPENDENT • ENTREPRENEURIAL



## For Sale

Owner User

Future Development Opportunity

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# 1200 Howard Street

## Property Summary

- **Property Type:** Mixed-Use Development
- **Square Ft:** +/- 5,500 SQFT
- **Parcel Area:** +/- 4,500 SQFT
- **Pricing:** \$2,575,000
- **PSF:** 468 PSF
- **Zoning:** WMUG

## Highlights

- Brand identity Property on the Corner of 8th and Market
- Fully Renovated with Brand New Roof and Interiors
- Onsite Parking for up to 5 cars
- Developmental Opportunity- Ownership has initial plans to build 12 units and can grow development to upwards to 20
- SBA Approved with the ability to purchase with 10% down
- Two Blocks from BART and MUNI





# Zoning:

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## WMUG- Western SOMA Mixed Use General Height Limit: 55 FT

- WMUG is largely comprised of the low-scale, production, distribution, and repair uses mixed with housing and small-scale retail.
- Designed to maintain and facilitate the growth and expansion of small-scale light manufacturing, wholesale distribution, art production and performance/exhibition activities, and general commercial and neighborhood-serving retail
- Development of housing Encouraged above the 2nd floor





# IMAGES





# IMAGES Hypothetical Rendering



# SBA FINANCING



## SBA 504 Loan Sample Structure

Prepared for: [Starboard CRE](#)  
 Property Address: [1200 Howard Street at 8th](#)  
 Date Prepared: [1/13/2025](#)

| Project Details    |             | Property Address          |
|--------------------|-------------|---------------------------|
| Purchase Price     | \$2,575,000 | 1200 Howard Street at 8th |
| Improvements       |             | Building Size (s.f.)      |
| Total Project Cost | \$2,575,000 | Price Per Sq. Ft.         |

| Source of Funds                |                    |             |       |              |          |                       |
|--------------------------------|--------------------|-------------|-------|--------------|----------|-----------------------|
|                                | % of Total Project | Amount      | Rate  | Amortization | Maturity | Monthly Payment       |
| Bank (1st)                     |                    |             |       |              |          |                       |
| SBA (2nd)*                     | 50%                | \$1,287,500 | 6.50% | 25           | 25       | \$8,693               |
| Down Payment                   | 40%                | \$1,057,000 | 6.56% | 25           | 25       | \$7,177               |
|                                | 10%                | \$257,500   |       |              |          | \$15,870              |
| * Includes financed SBA fee of | \$27,000           |             |       |              |          | Total Monthly Payment |
|                                |                    |             |       |              |          | Total Payment PSF     |
|                                |                    |             |       |              |          | #DI V/O!              |

| Monthly Ownership Costs                       |           | Out of Pocket Costs               |           |
|---|-----------|-----------------------------------|-----------|
| Mortgage Payments                             | \$ 15,870 | Down Payment                      | \$257,500 |
| Insurance & Property Tax                      | \$ 2,790  | Estimated Bank Fees               | \$9,656   |
| Total Monthly Cash Outlay: \$ 18,659          |           | Appraisal & Environmental Reports | \$5,400   |
| Average Principal Paydown Benefit: \$ (3,213) |           | Total Out of Pocket Costs         | \$272,556 |
| Total Effective Monthly Costs: \$ 15,447      |           |                                   |           |

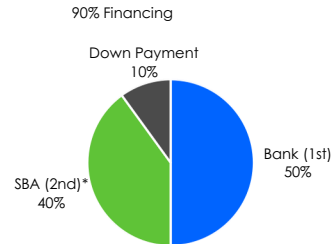
### Assumptions

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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