

# 1200 Howard Street

San Francisco CA 94103



**STARBOARD CRE**  
LOCAL • INDEPENDENT • ENTREPRENEURIAL



**Price Reduced:**  
~~\$2,575,000~~ \$2,250,000

## For Sale

Owner User

Future Development Opportunity

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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



# 1200 Howard Street

## Property Summary

- **Property Type:** Mixed-Use Development
- **Square Ft:** +/- 5,500 SQFT
- **Parcel Area:** +/- 4,500 SQFT
- **Pricing:** ~~\$2,575,000~~ **\$2,250,000**
- **PSF:** ~~\$468 PSF~~ **\$409 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



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# IMAGES

Hypothetical Rendering



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# 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			
Purchase Price	\$2,575,000	Property Address	<a href="#">1200 Howard Street at 8th</a>
Improvements		Building Size (s.f.)	
Total Project Cost	\$2,575,000	Price Per Sq. Ft.	

Source of Funds						
Bank (1st)						
SBA (2nd)*	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Down Payment	50%	\$1,287,500	6.50%	25	25	\$8,693
	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	# DI V/O!
					Total Payment PSF	

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		

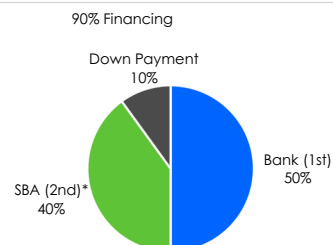
### Assumptions

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.

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# AGENTS



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