

109-111

2nd Street

Sausalito, CA 94965

TCN
WORLDWIDE
REAL ESTATE SERVICES

For Sale

\$2,950,000

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BUILDING SUMMARY

Building: 109-111 2nd Street

Price: \$2,950,000

Square Footage: ±4,266 SF

Lot: ±10,009 SF

**Full Building Opportunity.
Great Owner-User Building.
Development opportunity.**

[Click for Zoning](#)



Single-Story Office
Beautiful full building space



Large Parking Lot
Ample on-site parking



Modern Upgrades
Reusable new improvements



Water Views
Scenic waterfront outlook



Flexible Use
Work or lease portions



Easy Access
Bridge access, less traffic



Quiet Backyard
Private outdoor employee space



Rare Availability
Few buildings in market



Growing Demand
Lower rates, limited supply

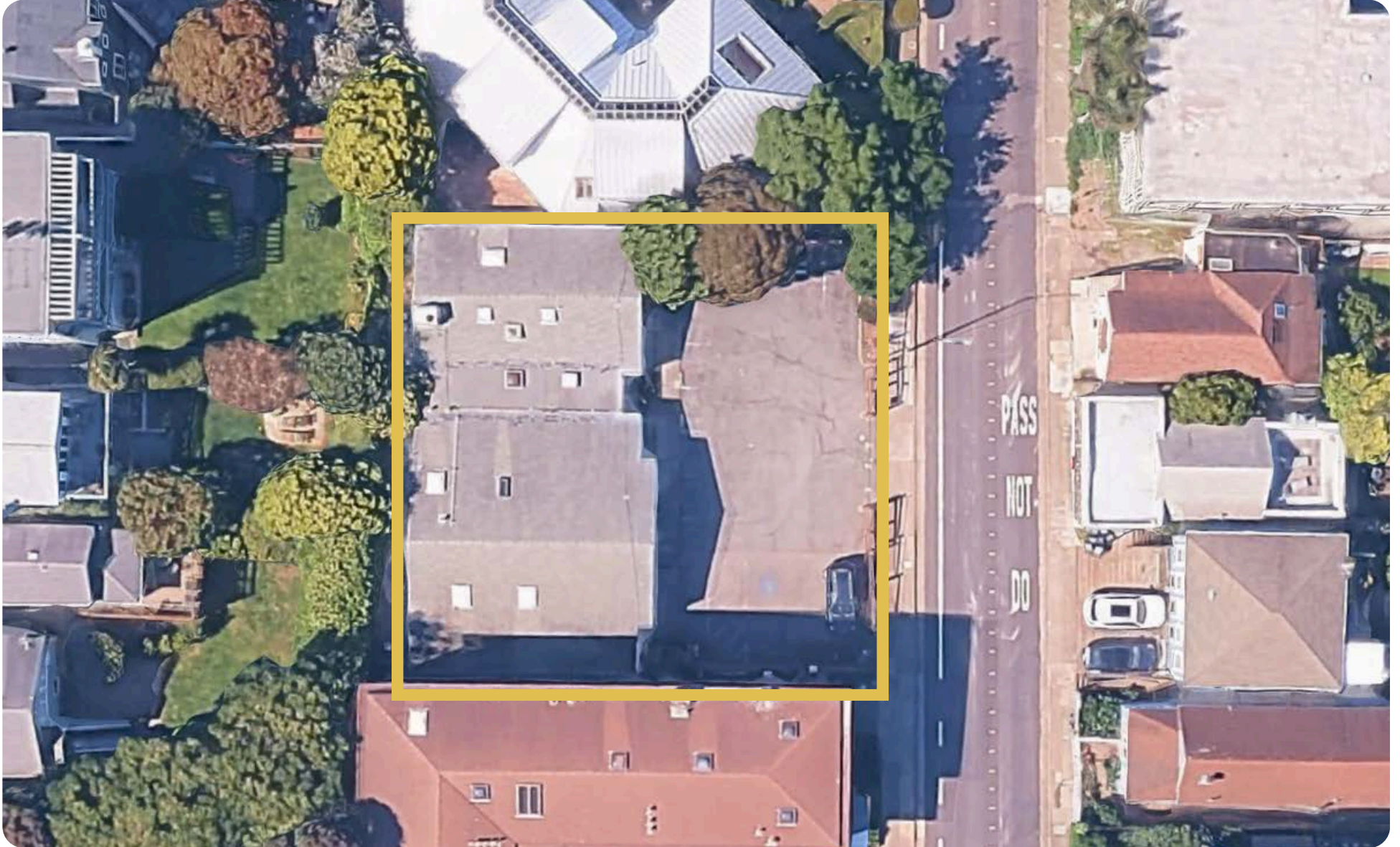
AERIAL



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IMAGES



IMAGES



SBA FINANCING



SBA 504 Loan Sample Structure

Prepared for: [Starboard TCN](#)
 Property Address: [109-111 2nd Street Sausalito CA](#)
 Date Prepared: [9/30/2025](#)

Project Details

Purchase Price	\$2,950,000	Property Address	109-111 2nd Street Sausalito CA
Improvements		Building Size (s.f.)	4,266
		Price Per Sq. Ft.	\$691.51
Total Project Cost	\$2,950,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$1,475,000	6.25%	25	10	\$9,730
SBA (2nd)*	40%	\$1,216,000	6.01%	25	25	\$7,842
Down Payment	10%	\$295,000				
* Includes financed SBA fee of \$36,000						
Total Monthly Payment						\$17,572
Total Payment PSF						\$4.11

Monthly Ownership Costs

Mortgage Payments	\$	17,572
Insurance & Property Tax	\$	3,196
Total Monthly Cash Outlay:	\$	20,768
Average Principal Paydown Benefit:	\$	(3,909)
Total Effective Monthly Costs:	\$	16,859

Out of Pocket Costs

Down Payment	\$295,000
Estimated Bank Fees	\$11,063
Appraisal & Environmental Reports	\$5,400
Total Out of Pocket Costs	\$311,463

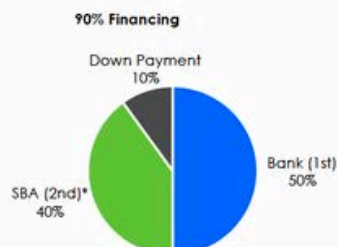
Assumptions

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 \$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 payoff.

For more information contact:

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COST SEGREGATION

Cost Segregation Projection:

For: 109-111 2nd Street Sausalito

Cost Segregation Projection:

Cost 2,950,000 Less Land
Year of Purchase 2025
Tax Year 2025

Regular Depreciation

39 year \$ 75,641 Per Year

vs Cost Segregation

Bonus Depreciation \$ 1,180,000

Plus, 39 year Depreciation \$ 45,385

Total Depreciation 2025 \$ 1,225,385

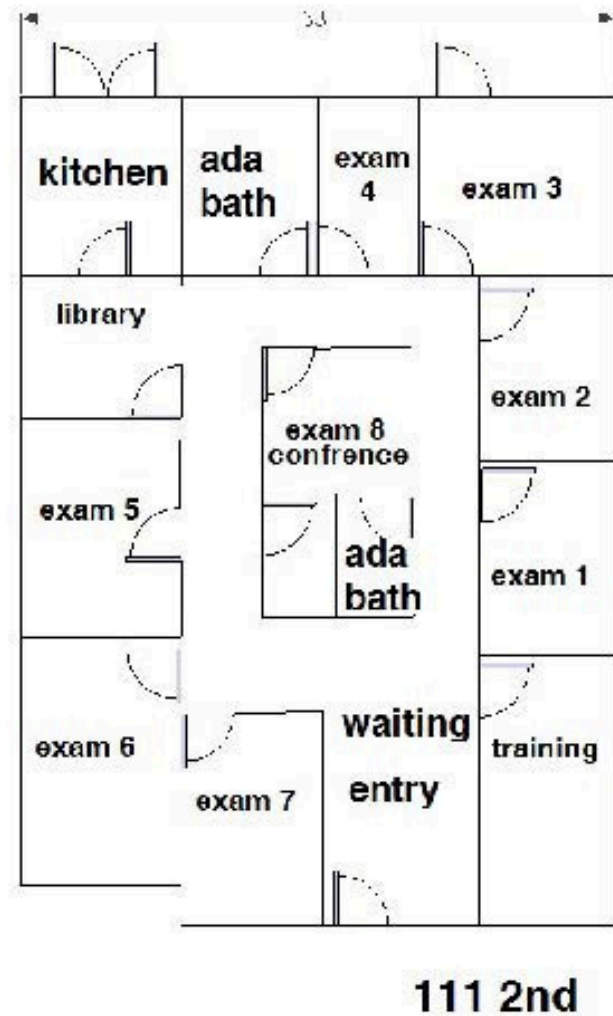
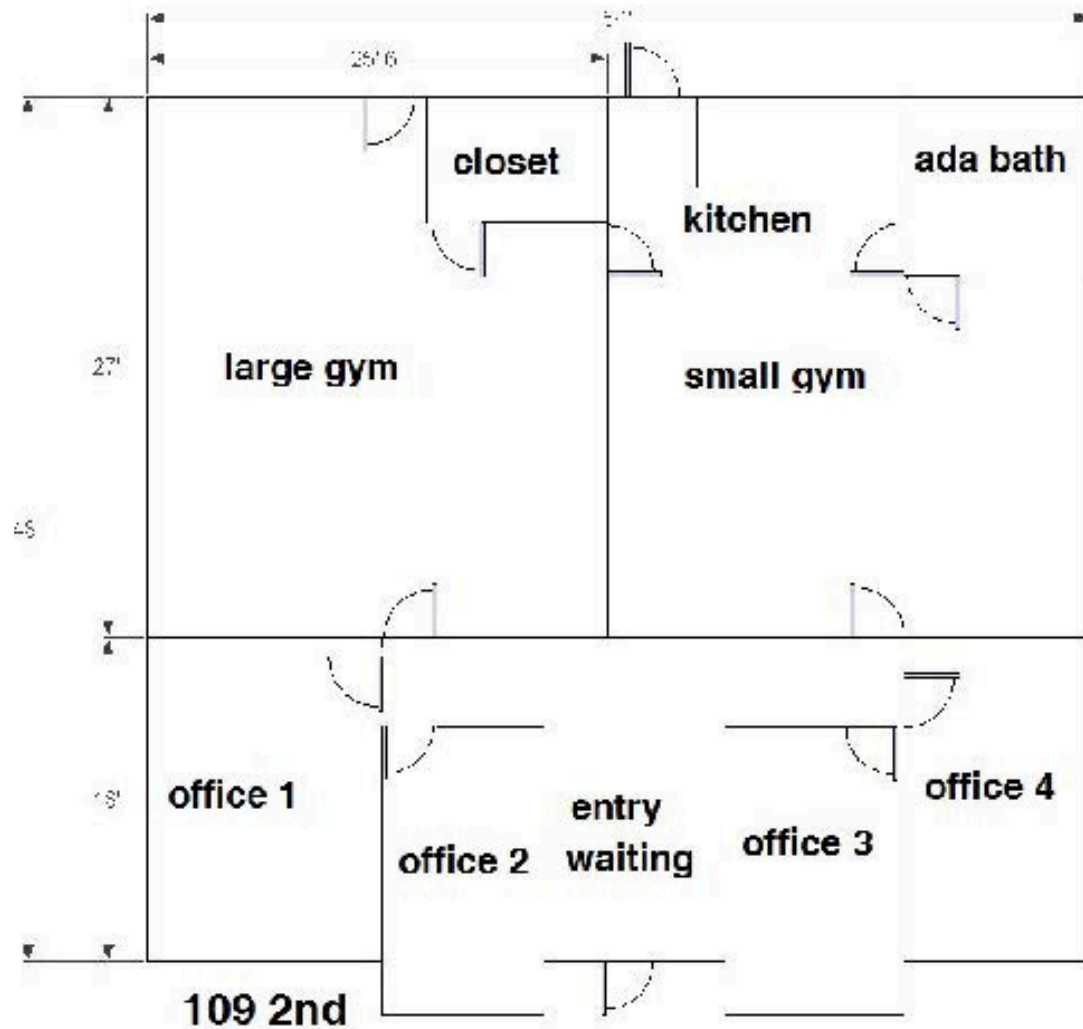
Estimated Tax Rate 49%

Projected Net Tax Savings \$ 600,438

Our Fee: \$ 5,250

Return on Investment 11437%

FLOORPLAN



Team



Hans Hansson

President / Broker of Record

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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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