190 8th Street

San Francisco CA 94103

For Sale

Owner User

Future Development Opportunity

Price Reduced:

~~$2,575,000~~ $1,975,000

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190 8th Street

Property Summary

- **Property Type:** Mixed-Use Development
- **Square Ft:** +/- 5,500 SQFT
- **Parcel Area:** +/- 4,500 SQFT
- **Pricing:** ~~$2,575,000~~ $1,975,000
- **PSF:** ~~$468 PSF~~ $359 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

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Zoning:

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

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IMAGES

FLOOR PLAN | 1ST FLOOR

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FLOOR PLAN | 2ND FLOOR

IMAGES Hypothetical Rendering

SBA FINANCING

CAPITAL ACCESS GROUP

SBA 504 Loan Sample Structure

Prepared for: Starboard TCN
Property Address: 190-8th Street
Date Prepared: 1/7/2025

Project Details

Purchase Price	$1,975,000	Property Address	190-8th Street
Improvements			
Total Project Cost	**$1,975,000**		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	$987,500	6.15%	25	10	$6,453
SBA (2nd)*	35%	$714,250	5.82%	25	25	$4,524
Down Payment	15%	$296,250				
** Includes financed SBA fee of*	*$23,000*				**Total Monthly Payment**	$10,977

Monthly Ownership Costs

Mortgage Payments	$	10,977
Insurance & Property Tax	$	2,140
Total Monthly Cash Outlay:	**$**	**13,117**
Average Principal Paydown Benefit:	$	(2,521)
Total *Effective* Monthly Costs:	**$**	**10,596**

Out of Pocket Costs

Down Payment	$296,250
Estimated Bank Fees	$7,406
Appraisal & Environmental Reports	$5,400
Total Out of Pocket Costs	**$309,056**

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 paydown.

90% Financing

For more information contact:

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COST SEGREGATION

Cost Segregation Projection:

FOR: 1200 Howard, SF

Cost Segregation Projection:			
Cost	$	2,250,000	Less Land
Year of Purchase		2025	
Tax Year		2025	
Regular Depreciation			
39 year	$	57,692	Per Year
vs Cost Segregation			
Bonus Depreciation	$	900,000	
Plus, 39 year Depreciation	$	34,615	
Total Depreciation 2025	**$**	**934,615**	
Estimated Tax Rate		49%	
Projected Net Tax Savings	$	457,962	
Our Fee:	**$**	**5,250**	
Return on Investment		**8723%**	

AGENTS

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