

Owner/User Office Opportunity

290 King Street, Unit 12
SAN FRANCISCO, CA 94107

HUGE PRICE REDUCTION



290 KING ST | UNIT 12

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±2,575 Square Feet Office Condo
for Professional, medical, or technology uses



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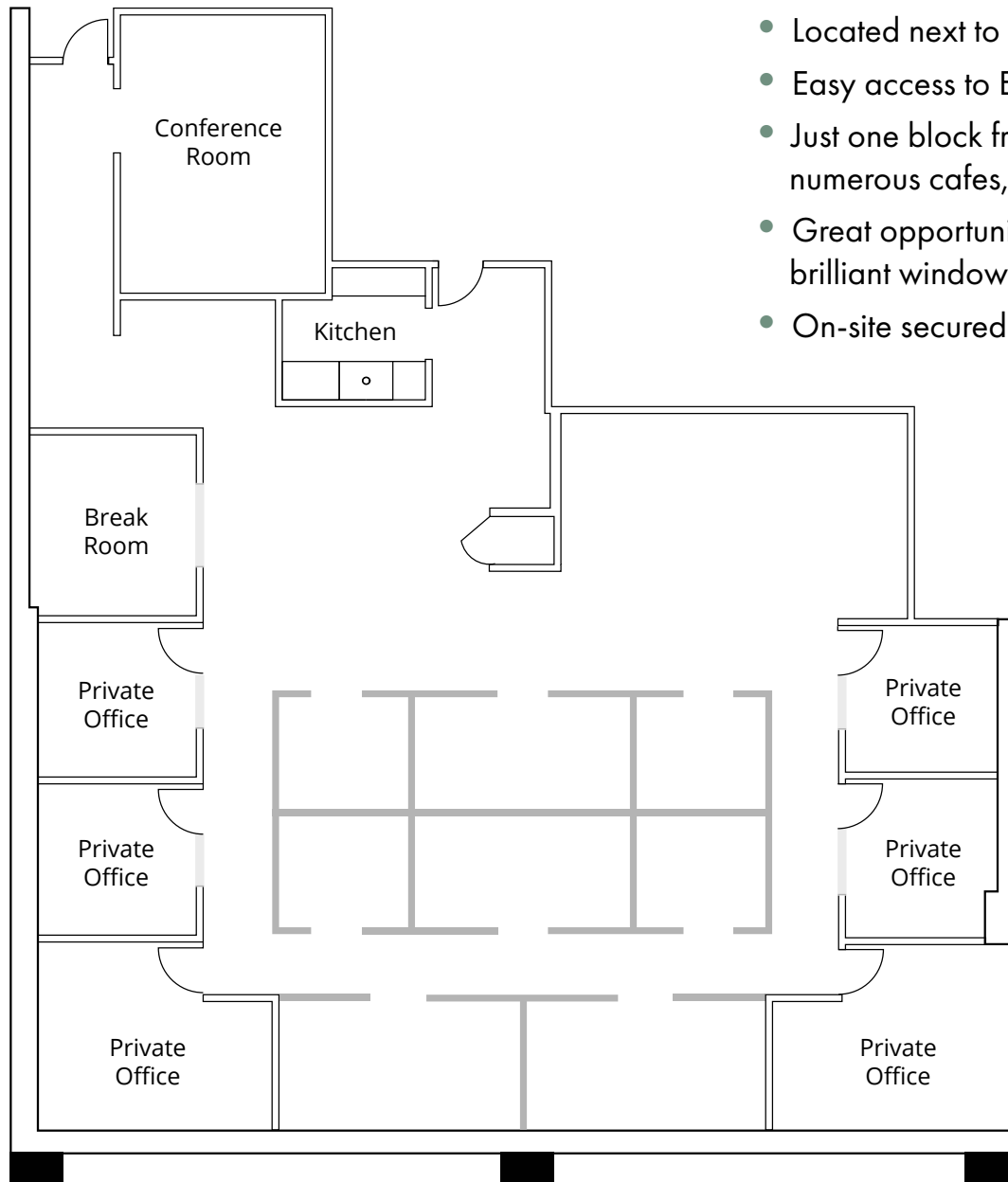
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±2,575 Square Feet Office Condo

- Located next to Caltrain and MUNI lines.
- Easy access to East Bay and South Bay via I-280 and I-80
- Just one block from Oracle Park, home of the Giants, and upstairs from numerous cafes, restaurants, bars and other retail amenities.
- Great opportunity to build a creative office space with high ceilings and brilliant window line view of King Street
- On-site secured parking is available on a monthly or on a daily basis



Window Line View of King Street



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SBA Financial Model (Sample)

Contact Broker for full Estimation

		SBA 7(a)	SBA 504	
Project Costs		\$1,195,000	\$1,195,000	
10%	Down Payment/Borrower Injection	\$119,500	\$119,500	
	U.S. Bank Loan Amount ¹	\$1,075,500	\$597,500	
	SBA 504 Loan Amount ¹	N/A	\$492,000	
Rates & Terms - As of date above		U.S. Bank	U.S. Bank	CDC/SBA Loan
	Loan Amount ¹	\$1,089,087	\$597,500	\$506,000
	Interest Rate	7.99%	7.99%	6.80%
	Fixed/Variable Rate Terms	5 year fixed	5 year fixed	25 year fixed
	Interest Rate Adjustment	Adjusts quarterly thereafter	Resets every 5 years thereafter	Fully Amortized
	Estimated Bank and SBA loan fees ²	\$11,696	0.50%	\$14,000
	Years Amortized	25	25	25
Buyer's Estimated Costs				
	Estimated SBA Loan Fees ²	\$11,696	\$2,988	\$14,000
	Estimated Additional Closing Costs ³	\$3,400	\$3,400	\$0

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