

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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PAGE 2



**±2,575 Square Feet Office Condo**

for Professional, medical, or technology uses



**Markus Shayeb**

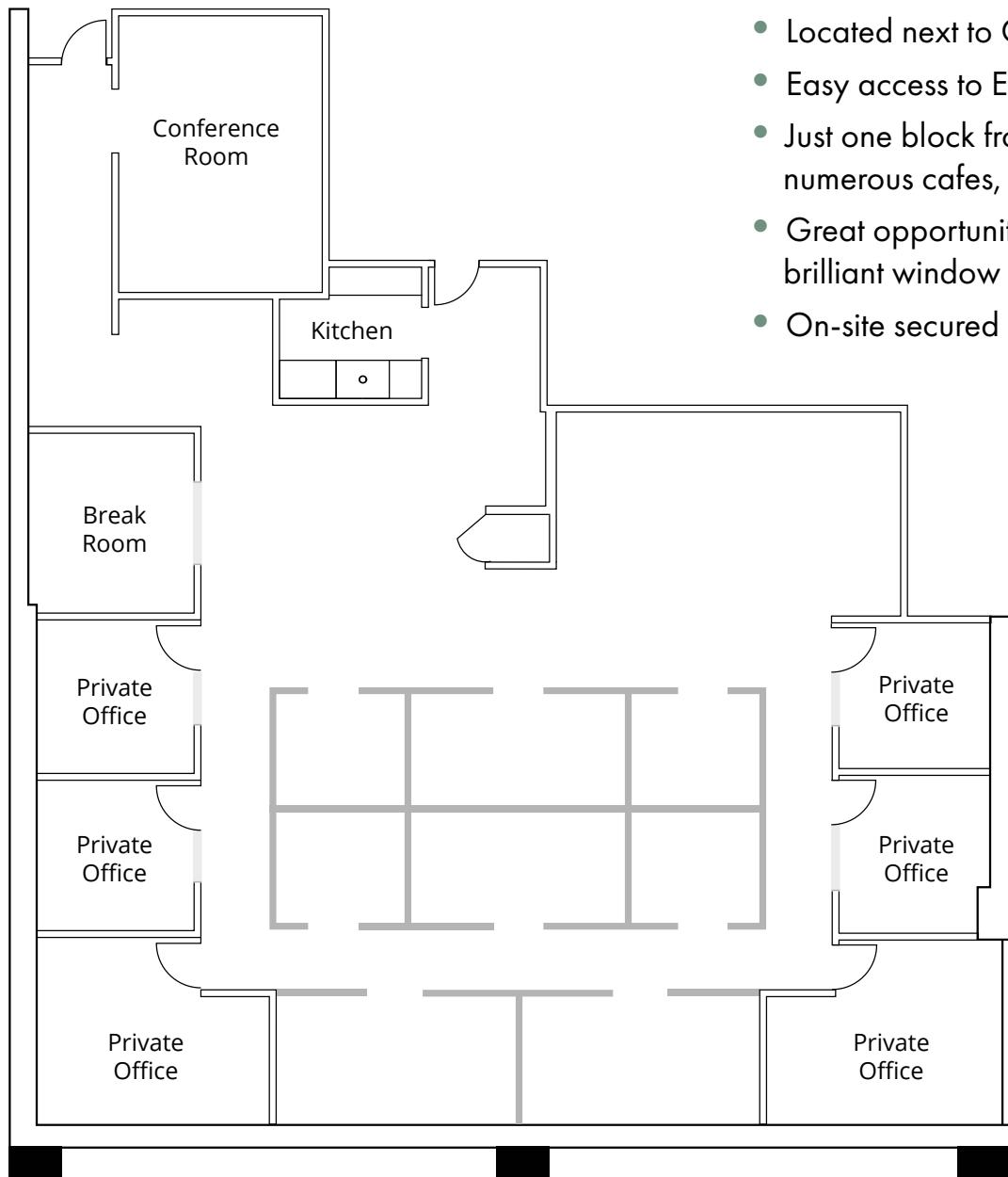
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PAGE 3



Window Line View of King Street

## ±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



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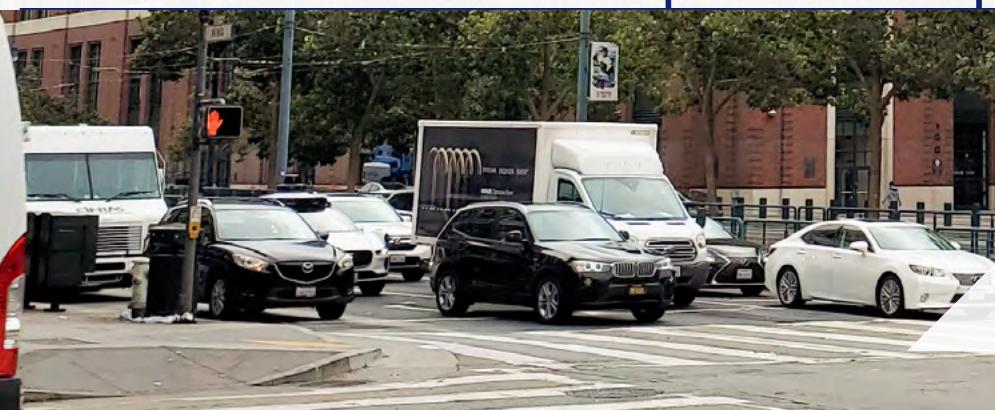
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## SBA Financial Model (Sample)

Contact Broker for full Estimation

<b>Project Costs</b>		<b>SBA 7(a)</b>	<b>SBA 504</b>
10%	Down Payment/Borrower Injection	\$119,500	\$119,500
	U.S. Bank Loan Amount <sup>1</sup>	\$1,075,500	\$597,500
	SBA 504 Loan Amount <sup>1</sup>	N/A	\$492,000
<b>Rates &amp; Terms - As of date above</b>		<b>U.S. Bank</b>	<b>U.S. Bank</b>
		<b>CDC/SBA Loan</b>	<b>CDC/SBA Loan</b>
		\$506,000	6.80%
		25 year fixed	25 year fixed
		Fully Amortized	Fully Amortized
		\$14,000	\$14,000
		25	25
<b>Buyer's Estimated Costs</b>			
		\$11,696	\$2,988
		\$3,400	\$0



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