

FOR SALE | FOR LEASE



38 BRYANT STREET #3

SAN FRANCISCO, CA

Waterfront Commercial Condo in Prime South Beach Location

Zoned RH-DTR allowing for a range of commercial uses

Glass frontage and high ceilings

Embarcadero & Bay Views

Mostly open plan with Mezzanine and galley kitchen

APN: 3768 -089

±3,462

TOTAL SF

1994

YEAR BUILT

\$2.3M

ASKING PRICE

\$40

IG LEASE RATE

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38 BRYANT ST



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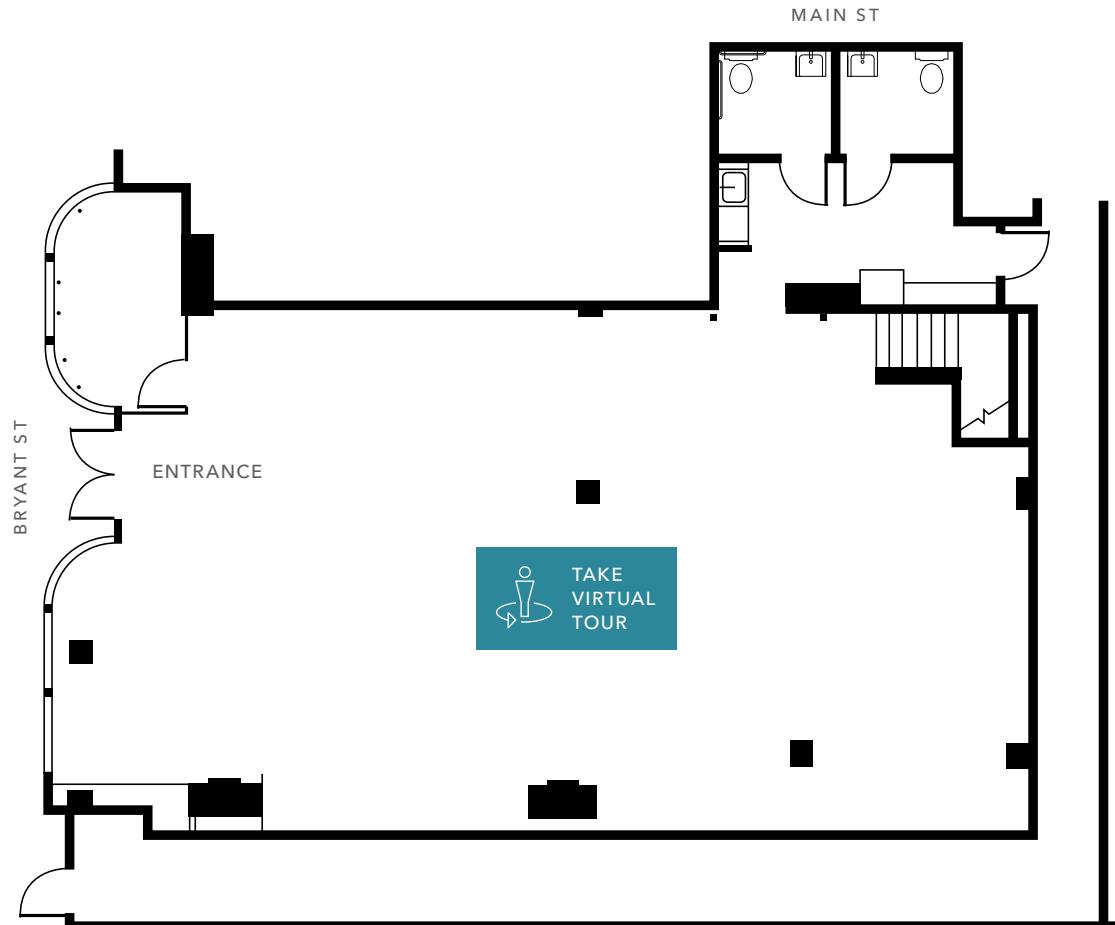
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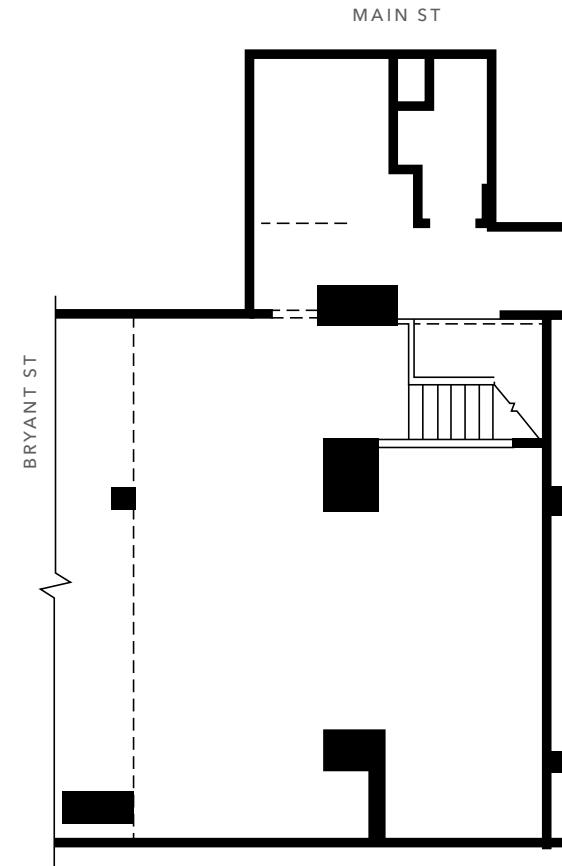


FLOOR PLANS

GROUND FLOOR



MEZZANINE



Floor plans not drawn to scale.

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SBA 504 LOAN SCENARIO

Own the business? Own the Building

PRICING

BUILDING PURCHASE PRICE		\$2,300,000
IMPROVEMENTS		\$0
EQUIPMENT		\$0
PROFESSIONAL FEES		\$0
TOTAL PROJECT COSTS		\$2,300,000

LOAN STRUCTURE

BANK 1ST MORTGAGE	50%	\$1,150,000
SBA 504 2ND MORTGAGE	40%	\$920,000
EQUITY	10%	\$230,000
TOTAL PROJECT		\$2,300,000

90% SBA 504 FINANCING EXAMPLE

	Loan Amount	Rate	Term	Amort	Monthly Pymt	Annual Pymt
BANK 1ST MORTGAGE	\$1,150,000	7.00%	25 Yrs	25 Yrs	\$8,128	\$97,536
SBA 504 2ND MORTGAGE*	\$920,000	6.39%	25 Yrs	25 Yrs	\$10,009	\$120,108
TOTAL FINANCING	\$2,070,000	6.73% (Blended)			\$18,137	\$217,644

Source TMC Financing, the non profit Certified Development Company (CDC) certified and regulated by the US Small Business Administration.

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NEARBY AMENITIES

RESTAURANTS & BARS

- 01 Prospect
- 02 Soma Eats
- 03 Proper Foods
- 04 Delancey Street Restaurant
- 05 Leo Table
- 06 Barcha Restaurant
- 07 Henry's Hunan Restaurant
- 08 The Melt
- 09 Ziggy's Burgers
- 10 Trace
- 11 Per Diem - Financial District
- 12 83 Proof
- 13 Cafe Terminus
- 14 Chipotle Mexican Grill
- 15 Shake Shack San Francisco

COFFEE

- 01 Blue Bottle Coffee
- 02 Bluestone Lane Avery Café
- 03 Philz Coffee
- 04 Caffe Centro SP
- 05 Saint Frank Coffee
- 06 Golden Goat Coffee
- 07 Starbucks
- 08 Cafe Dolci
- 09 Delah Coffee
- 10 Boba&Brew

LIFESTYLE & FITNESS

- 01 LuxFit SF
- 02 Equinox Beale Street
- 03 TruFusion San Francisco
- 04 Fitness SF - Transbay
- 05 Fitness SF - Embarcadero
- 06 Equinox Pine Street
- 07 Orangetheory Fitness
- 08 24 Hour Fitness
- 09 Bay Club Financial District
- 10 Planet Fitness

RECREATION & PARKS

- 01 Rincon Park
- 02 Brannan Street Wharf Park
- 03 Emerald Park
- 04 Urban Park
- 05 Salesforce Park

