



1680

Mission Street

SAN FRANCISCO, CA 94110

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EXECUTIVE SUMMARY

Property Name: 1680 Mission Street

Price: \$9,500,000

PSF: \$227.50 Per square ft

1680 Mission Street is a prime property located in the heart of San Francisco's vibrant Mission District. This offering presents an exceptional opportunity for investors and owner-users to acquire a strategically positioned asset that combines both commercial and residential potential.

- 50% occupied: Offers perfect opportunity for an owner-user.
- Cheaper to own, rather than lease.
- 72% below replacement costs

PROPERTY OVERVIEW

Address: 1680 Mission Street, San Francisco, CA

Property Type: Office/ Mixed Use

Square Footage: 41,715 Square Ft

Lot Size: 11,030 Square Ft

Year Built: 1920

Number of Stories: 4 Stories

Zoning: C-3-G Downtown General Commercial

Back up generator on site.

Heavy power over 2,000 MPS



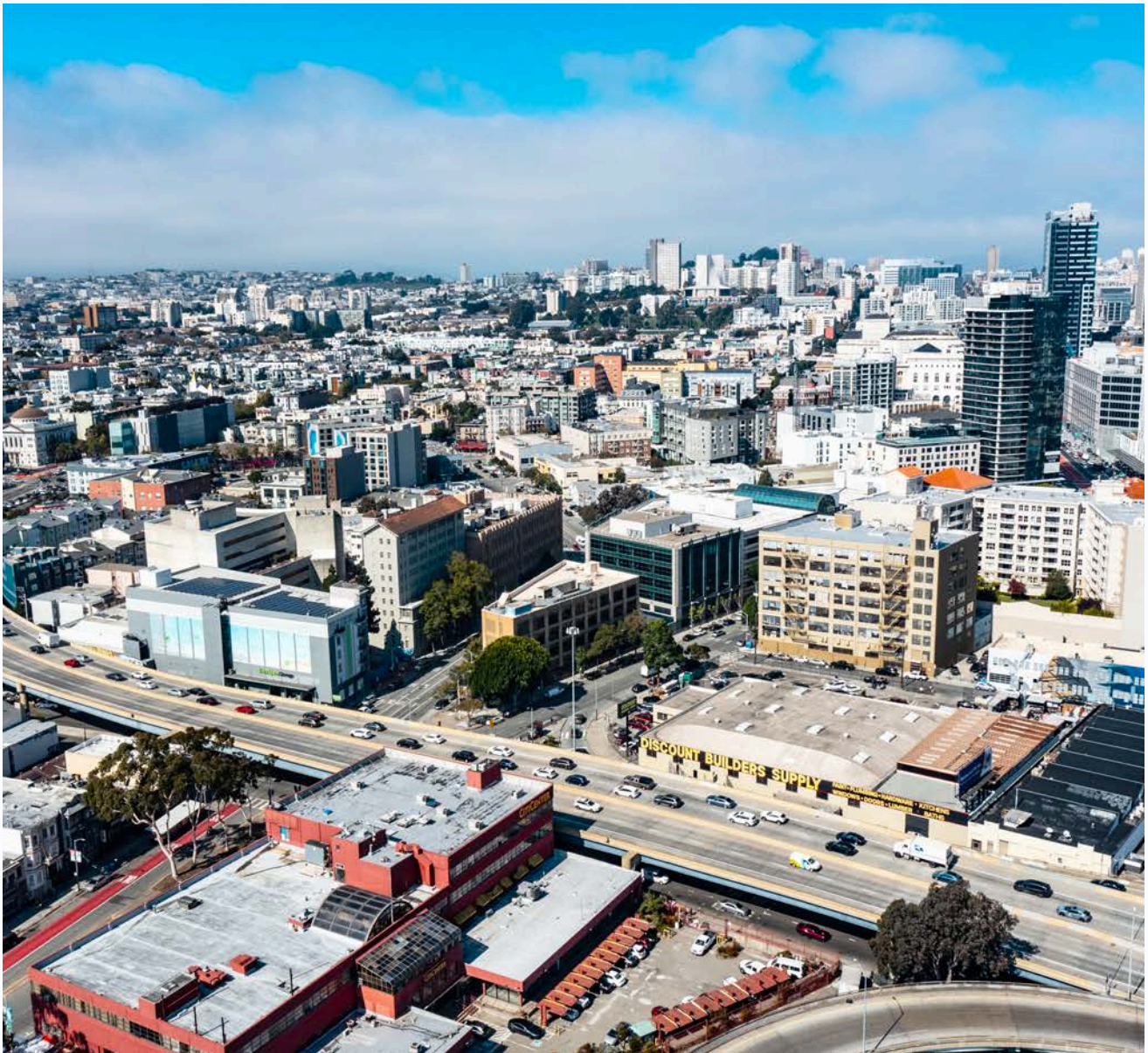
INVESTMENT HIGHLIGHTS

- **Strategic Location:** Located in a highly trafficked area, 1680 Mission Street benefits from excellent visibility and accessibility, drawing considerable foot and vehicle traffic.
- **Demographics:** The Mission District boasts a diverse and dynamic population, offering a robust customer base for any business operations.
- **Growth Potential:** With ongoing development projects in the area, 1680 Mission Street is poised for appreciation in value and increasing revenues.
- **Customizable Space:** The property provides flexibility for various uses, including office, and flex, allowing for tailored business operations.



LOCATION

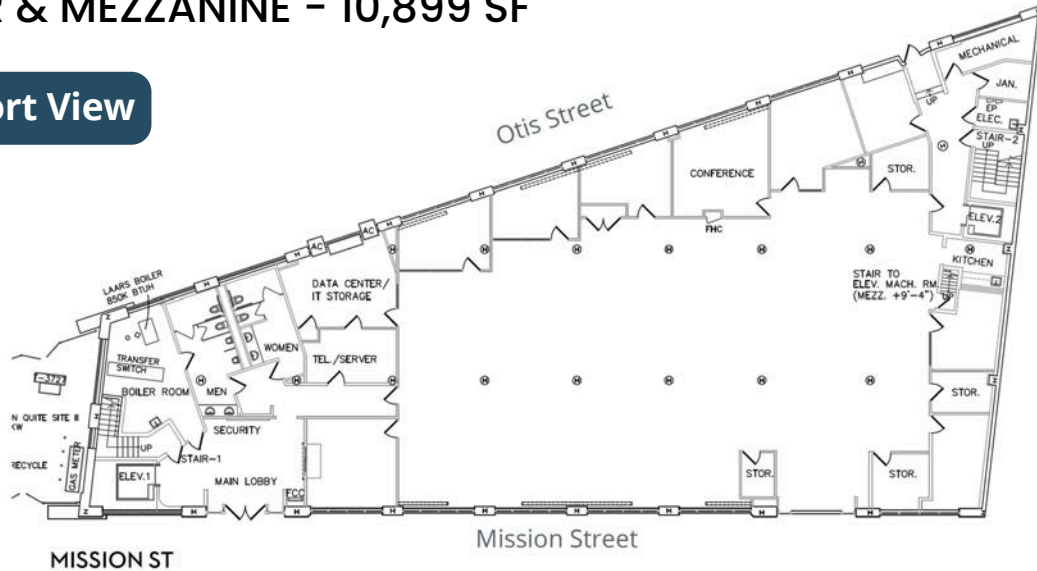
- **Gateway to the Mission District:** The Mission District is known for its rich cultural landscape and vibrant community, with numerous dining, shopping, and entertainment options. This area has seen significant growth and revitalization in recent years, making it a desirable location for businesses and residents alike.
- **An entrance to Hayes Valley:** Two blocks from the heart of Hayes Valley, AKA Cerebral Valley, the center of the Artificial Intelligence revolution.



FLOORPLANS

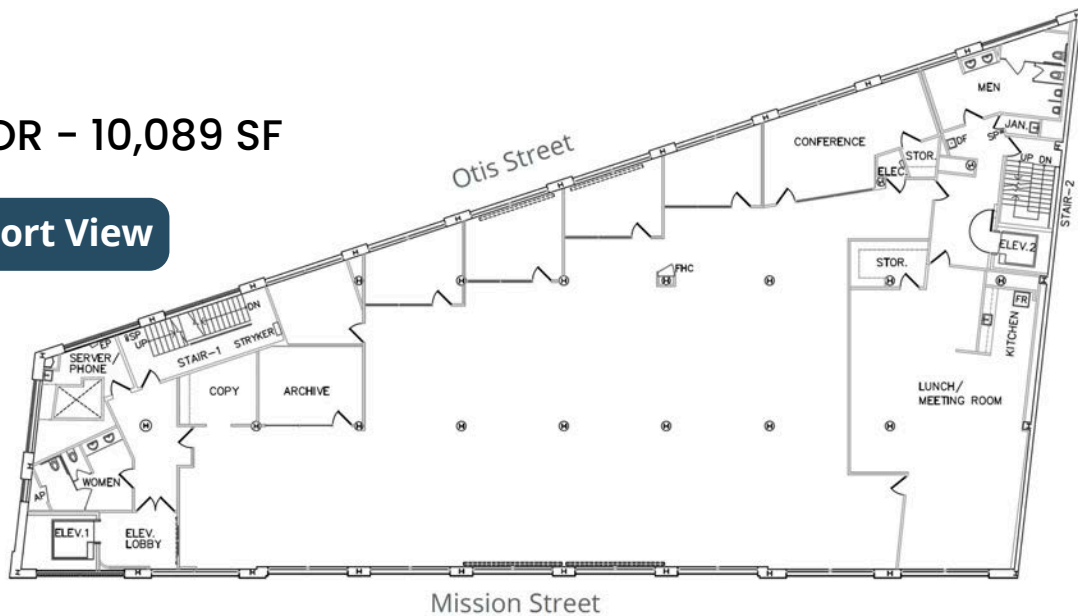
1ST FLOOR & MEZZANINE - 10,899 SF

Matterport View



2ND FLOOR - 10,089 SF

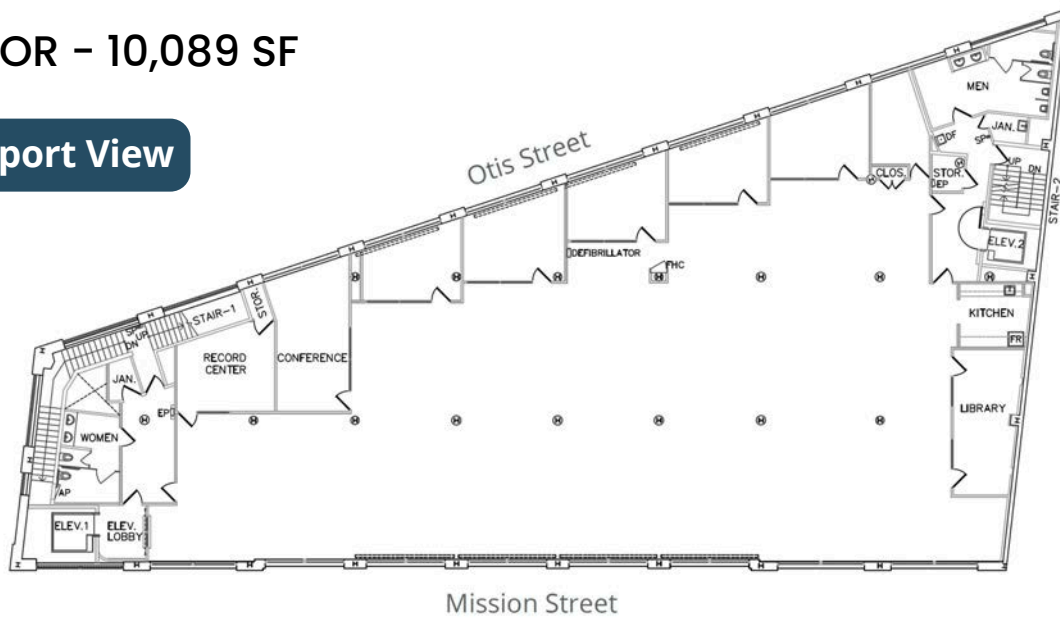
Matterport View



FLOORPLANS

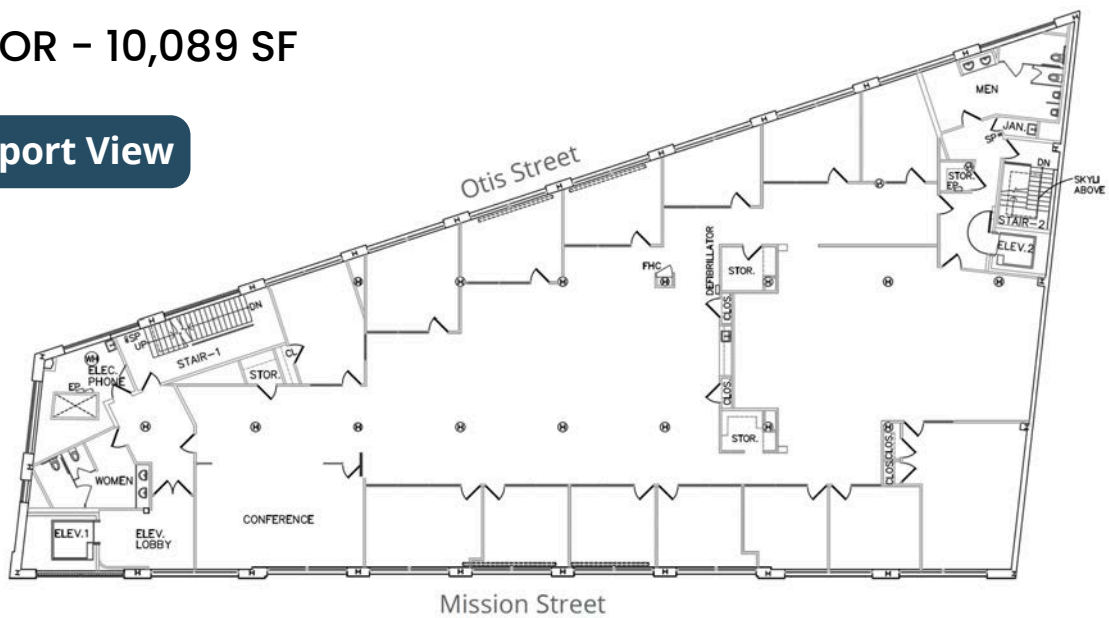
3RD FLOOR - 10,089 SF

Matterport View



4TH FLOOR - 10,089 SF

Matterport View



Own vs. Lease Comparison - SBA 504 Loan

1680 Mission Street



Own the Building

Total Project Cost	\$9,500,000
Size (Square feet) Occupying 51% Leasing 49%	41,715
Total Price per Sq. Ft.	\$228

Start-Up Costs - Own		
Cash Down Payment	10%	\$950,000
Estimated Bank Fees	1%	\$47,500
Estimated Other Fees		\$10,000
Total Est. Cash Required		\$1,007,500

Monthly Costs - Own		
Yr. 1 Est. Mortgage Payment	\$1.35 / SF	\$56,450
Yr. 1 Est. Insurance	\$0.17 / SF	\$7,125
Yr. 1 Est. Property Taxes	\$0.23 / SF	\$9,500
Rental Income - 20,988 SF	\$2.00 / SF	(\$41,976)
Yr. 1 Est. Depreciation Tax Shield*		\$ (5,196.58)
Yr. 1 Est. Interest, Fee & Expense Tax Shield*		(\$19,675)
Yr 1 - Eff. Mo. Cash Outflow	\$0.15 / SF	\$6,227
Yr 10 - Eff. Mo. Cash Outflow**	\$0.00 / SF	\$100
Yr 15 - Eff. Mo. Cash Outflow**	-\$0.12 / SF	-\$4,862

*Est Tax Shield assumes buyer has a combined state and federal effective tax rate of 32%. Depreciation is estimated by assuming 80% of the assessed value is depreciated straight-line over 39 years.

**Year 10 & 15 - Eff. Mo. Cash Outflow (own) assumes est. OpEx and est. property tax inflates annually at 3% and 2% respectively. Est. OpEx is estimated and Property Tax is

Lease the Building

Monthly Base Rent	\$41,976
Size (Square feet)	20,988
Lease Rate per Sq. Ft. (IG)	\$2.00

Start-Up Costs - Lease	
Prepaid Lease	\$41,976
Security Deposit	\$41,976
Total Cash Required	\$83,952

Monthly Costs - Lease		
Yr. 1 Base Rent (NNN)	\$2.00 / SF	\$41,976
Yr. 1 Est. Insurance	\$0.00 / SF	\$0
Yr. 1 Est. Property Taxes	\$0.23 / SF	\$4,780
Yr. 1 Est. Rent Tax Shield*		(\$14,962)
Yr 1 - Eff. Mo. Cash Outflow	\$1.51 / SF	\$31,794
Yr 10 - Eff. Mo. Cash Outflow***	\$1.96 / SF	\$41,127
Yr 15 - Eff. Mo. Cash Outflow***	\$2.26 / SF	\$47,463

***Year 10 & 15 - Eff. Mo. Cash Outflow (lease) assumes 3% annual increases in base rent with est. OpEx and est. property tax inflates annually at 3% and 2% respectively

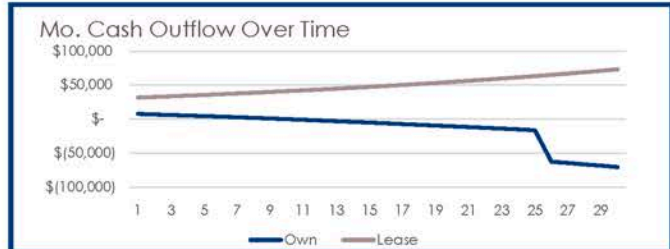
Forecasted Ownership Benefits	
Est. Equity After 5 Years*	\$2,546,378
Est. Equity After 10 Years*	\$4,813,604
Est. Equity After 25 Years*	\$15,280,154

* Assuming an annual property appreciation of 2% less principal due (Own).

Forecasted Cost of Leasing at 3% Annual Increase	
Est. Equity After 5 Years	\$0.00
Est. Equity After 10 Years	\$0.00
Est. Equity After 25 Years	\$0.00

Est. Equity Growth of Ownership Calculation		
	Outstanding	Est. Equity
Appreciated Property Value* (-)	Loan Prin. (=)	Growth
Year 3 - \$9,883,800	\$8,127,808	\$1,755,992
Year 5 - \$10,283,106	\$7,736,727	\$2,546,378
Year 10 - \$11,353,379	\$6,539,776	\$4,813,604
Year 15 - \$12,535,048	\$4,947,129	\$7,587,919
Year 25 - \$15,280,154	\$0	\$15,280,154

*Inflated 2% a year starting with Total Project Cost in Yr. 1



90% Financing Package	%	Loan Size	Term	Amortization	Rate	Monthly PMT
Bank 1st Mortgage	50%	\$4,750,000	25	25 Years	6.25%	\$ 31,334
SBA 504 2nd Mortgage*	40%	\$3,887,000	25	25 Years	6.03%	\$ 25,115
						\$ 56,450
*Includes financed SBA fee of \$87,000						
SBA Fees are est. at 2.15% of 2nd mortgage plus \$5000 in legal fees.						
Blended Rate: The weighted average interest rate of both loans (blended) is:						6.15%

For more information contact us:

Your SBA 504 Experts

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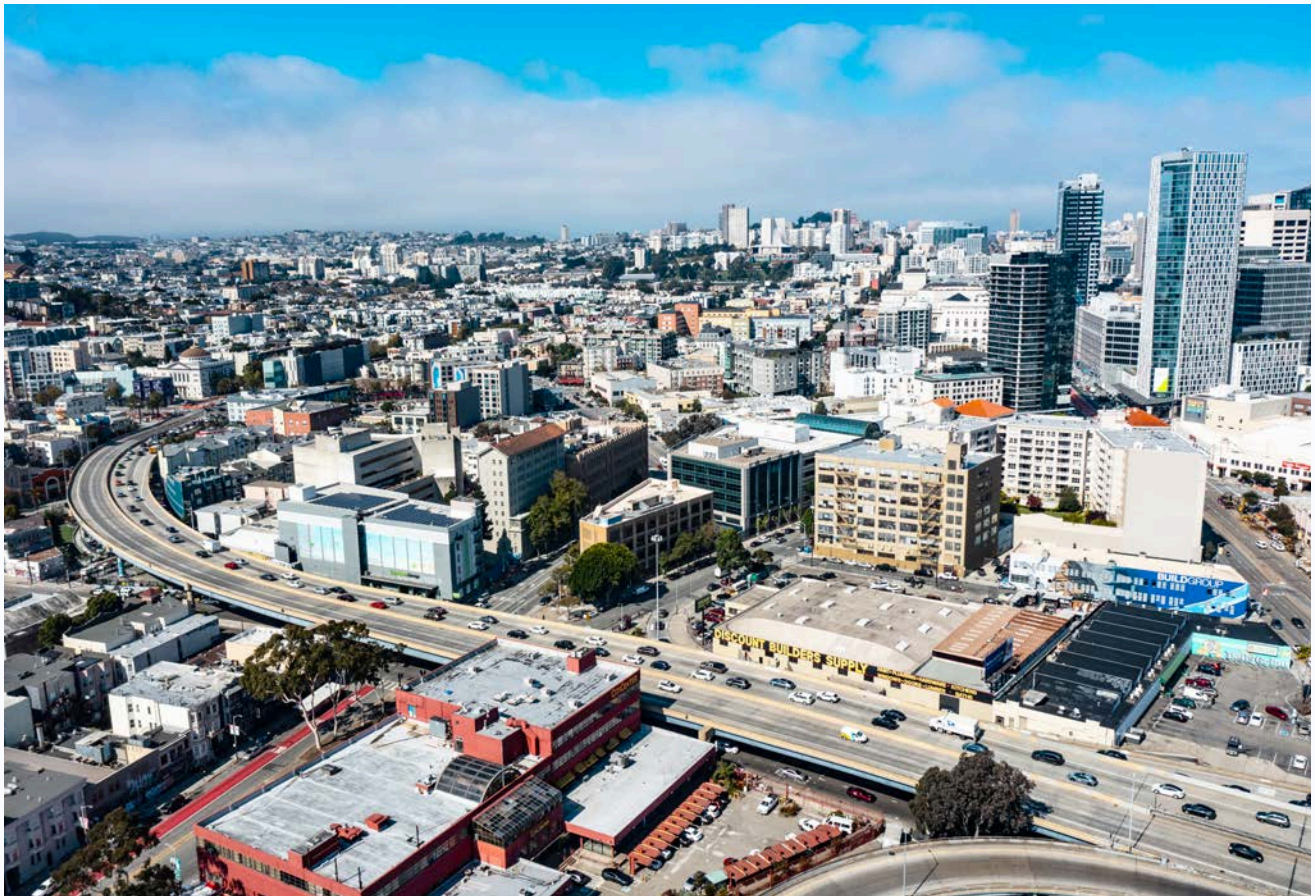
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This analysis is intended to serve as a sample scenario. While we strive to ensure that the content is correct, we do not warrant the completeness or accuracy of the information. Please consult with a CPA and the listing broker to review details.

Current Rent

Year	PSF	Total Monthly Rent	Total Annual Rent
1	\$19.65	\$33,743.25	\$404,919.00
2	\$20.65	\$35,460.46	\$425,525.46
3	\$21.65	\$37,177.67	\$446,132.02
4	\$22.65	\$38,894.88	\$466,738.58



Proforma

1st & 2nd Floors

Year	PSF	Total Monthly Rent	Total Annual Rent
1	\$24	\$41,213.12	\$494,557.44
2	\$25	\$42,930.34	\$515,164.00
3	\$26	\$44,647.54	\$535,770.56
4	\$27	\$46,364.76	\$556,377.12
5	\$28	\$48,081.98	\$576,983.68

Total Income

Year	PSF	Total Monthly Rent	Total Annual Rent
1	\$21.82	\$74,956.37	\$899,476.44
2	\$22.82	\$78,390.79	\$940,689.46
3	\$23.82	\$81,825.22	\$981,902.58
4	\$24.82	\$85,259.64	\$1,023,115.70
5	\$28.00	\$97,335.00	\$1,168,020.00

AGENTS



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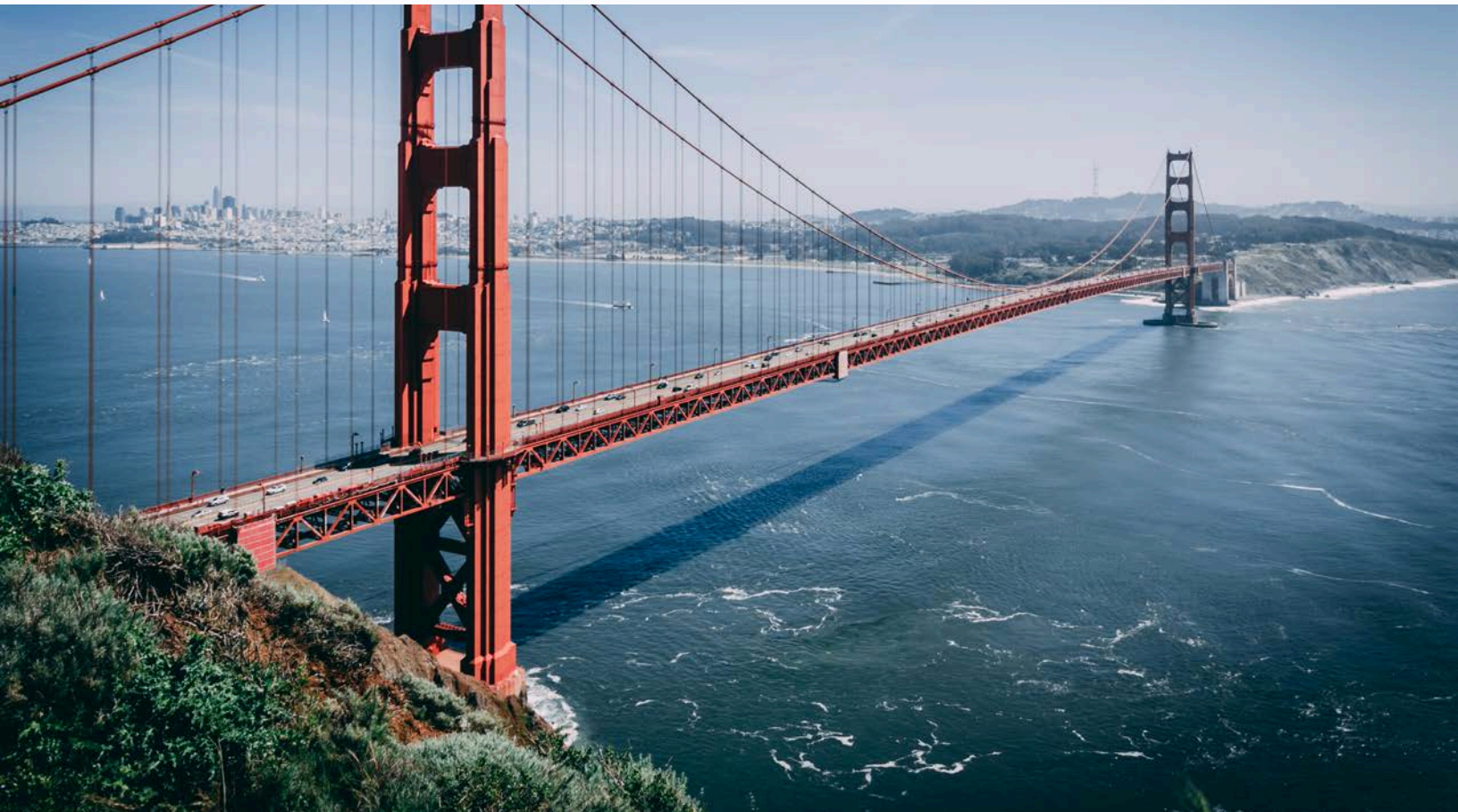
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Unique Vision

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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.



CA DRE# 01103056