

FOR SALE

490 POST ST., SUITE 649

VACANT MEDICAL OFFICE
SPACE IN UNION SQUARE

San Francisco, CA 94102

PRESENTED BY:

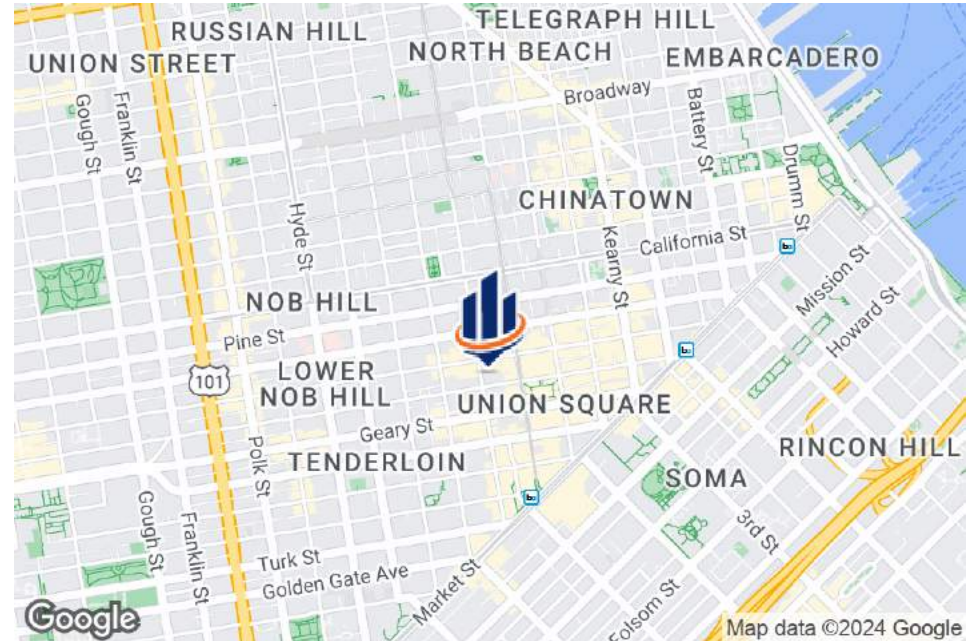
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OFFERING SUMMARY

SALE PRICE:	\$537,000
AVAILABLE SF:	597 RSF
PRICE / SF:	\$900
YEAR BUILT:	1925
RENOVATED:	2009
ZONING:	C-3-G
MARKET:	San Francisco
SUBMARKET:	Union Square
APN:	0296-063

PROPERTY OVERVIEW

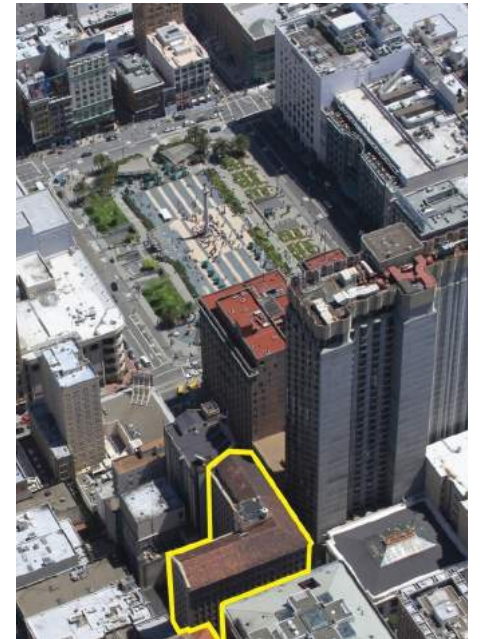
This suite is a former dental suite. Medical office and professional office uses are permitted. Operable windows with lots of natural light. This is a commercial condominium in the rarely available 490 Post Street building.

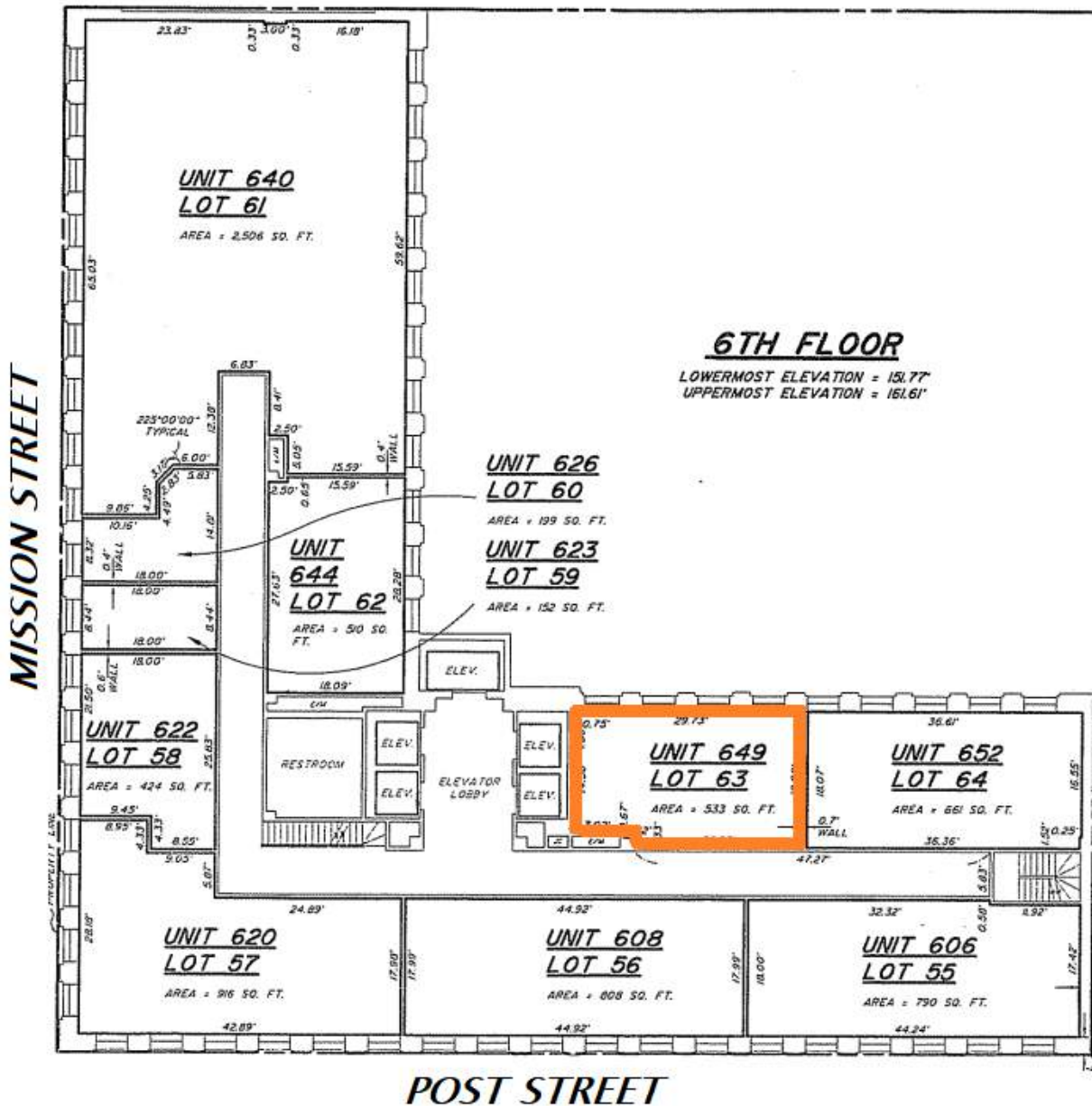
PROPERTY HIGHLIGHTS

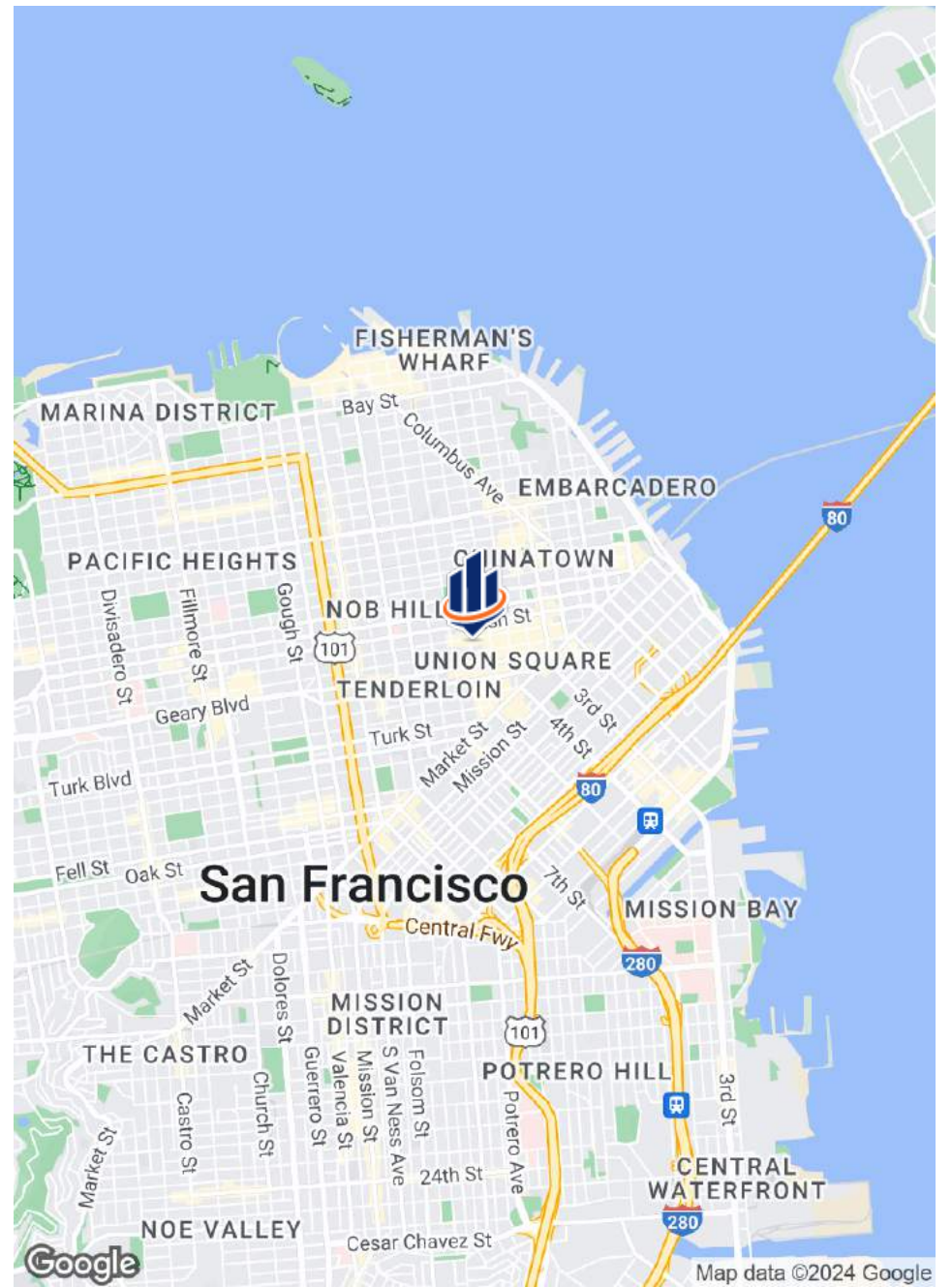
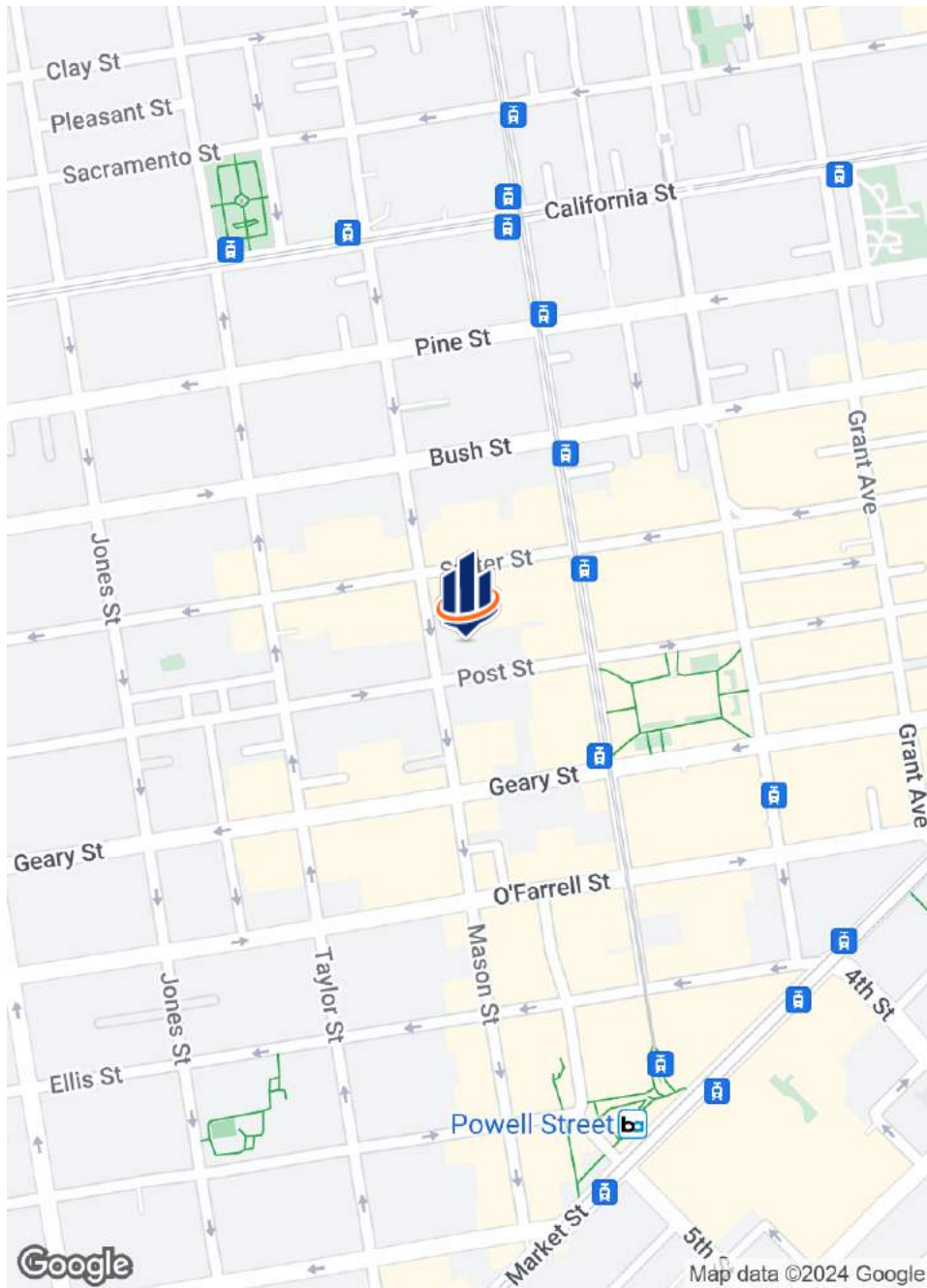
- Open 24/7 with building security
- Easy management of Owners Association expenses through a professional management company
- 490 Post is one of the main medical/dental buildings in San Francisco
- Great transportation links, BART and Muni
- Monthly/daily/hourly paid parking available in the building
- Multiple parking garages within a block











Project Details

Purchase Price	\$552,000	Property Address	490 Post Street, Suite 649, San Francisco
Improvements		Building Size (s.f.)	597
		Price Per Sq. Ft.	\$924.62
Total Project Cost	\$552,000		

SBA 504 Financing Structure

Source of Funds	% of Total			Amortization	Maturity	Monthly Payment
	Project	Amount	Rate			
Bank (1st)	50%	\$276,000	5.95%	25	25	\$1,770
SBA (2nd)*	40%	\$229,800	5.18%	25	25	\$1,368
Down Payment	10%	\$55,200				
* Includes financed SBA fee of	\$9,000					
				Total Monthly Payment		\$3,137
				Total Payment PSF		\$5.26

Monthly Ownership Costs

Mortgage Payments	\$3,137
Insurance & Property Tax	\$598
Average Principal paydown benefit	\$ (797)
Total <u>Effective</u> Monthly Ownership Costs	\$2,938

Out of Pocket Costs

Down Payment	\$55,200
Estimated Bank Fees	\$2,070
Appraisal & Environmental Reports	\$5,500
Total Out of Pocket Costs	\$62,770

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 \$2,500 attorney flat 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.
- 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.

** Prepared on 6/27/22

For more information contact:

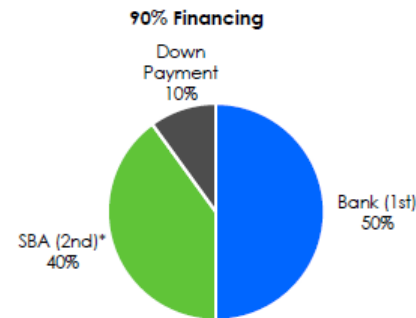
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