

FOR SALE

490 POST ST., SUITE 1620

**FOR SALE: LEASED DENTAL
OFFICE SPACE IN UNION SQ.,
SAN FRANCISCO - 490 POST,
SUITE 1620**

San Francisco, CA 94102

PRESENTED BY:

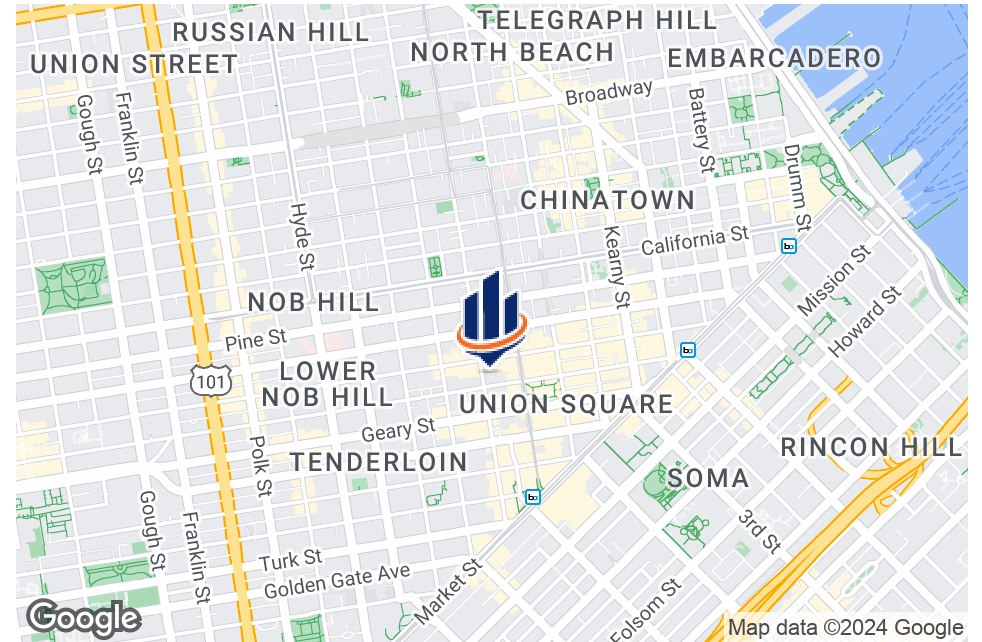
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OFFERING SUMMARY

SALE PRICE:	\$647,000
AVAILABLE SF:	719 RSF
PRICE / SF:	\$900.00
CAP RATE:	4.46%
NOI:	\$28,874
YEAR BUILT:	1925
RENOVATED:	2009
ZONING:	C-3-G
MARKET:	San Francisco
SUBMARKET:	Union Square

PROPERTY OVERVIEW

This suite is an existing 3 Op. dental suite with a lease expiring September 30th, 2023. 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.

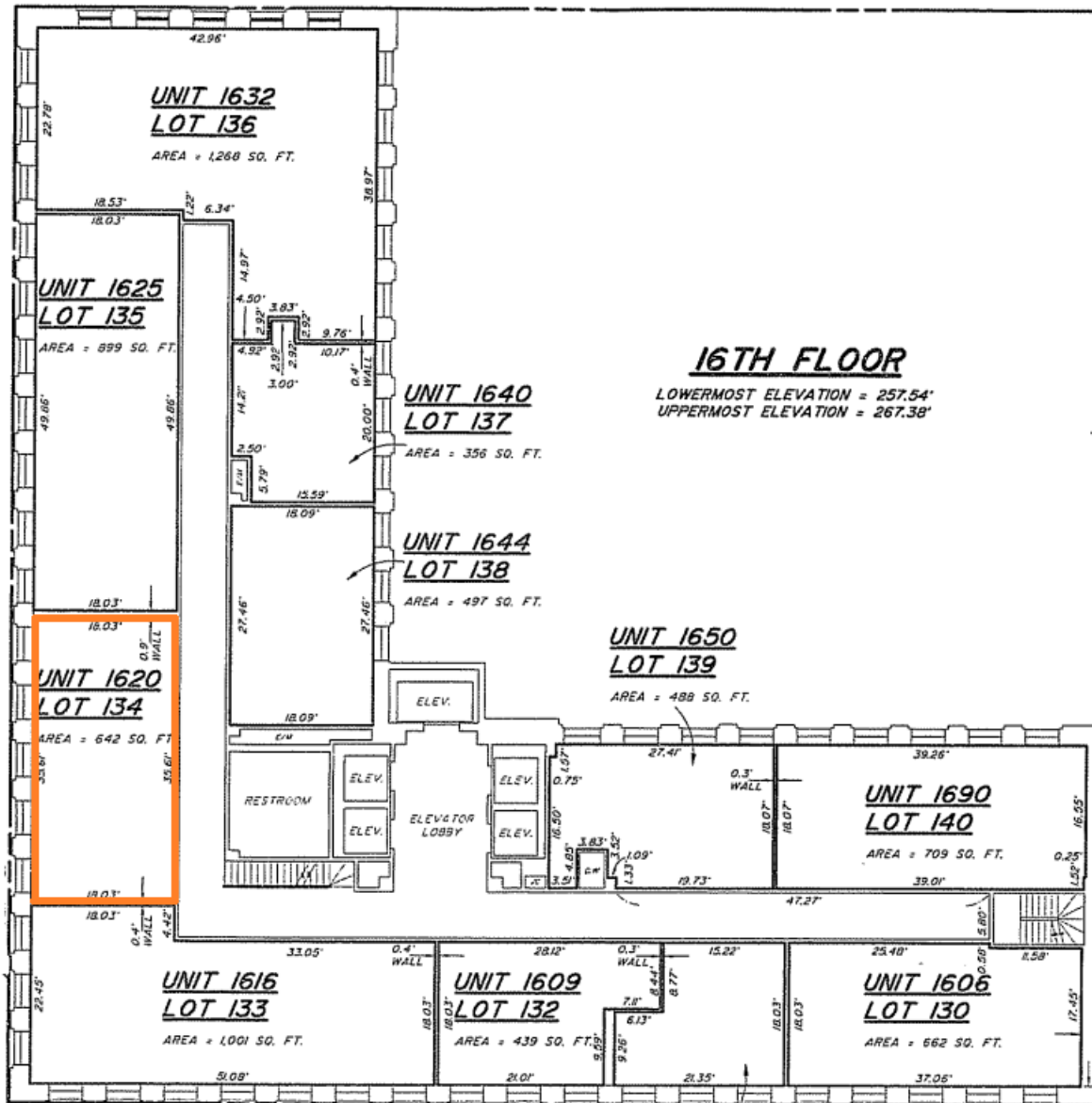
PROPERTY HIGHLIGHTS

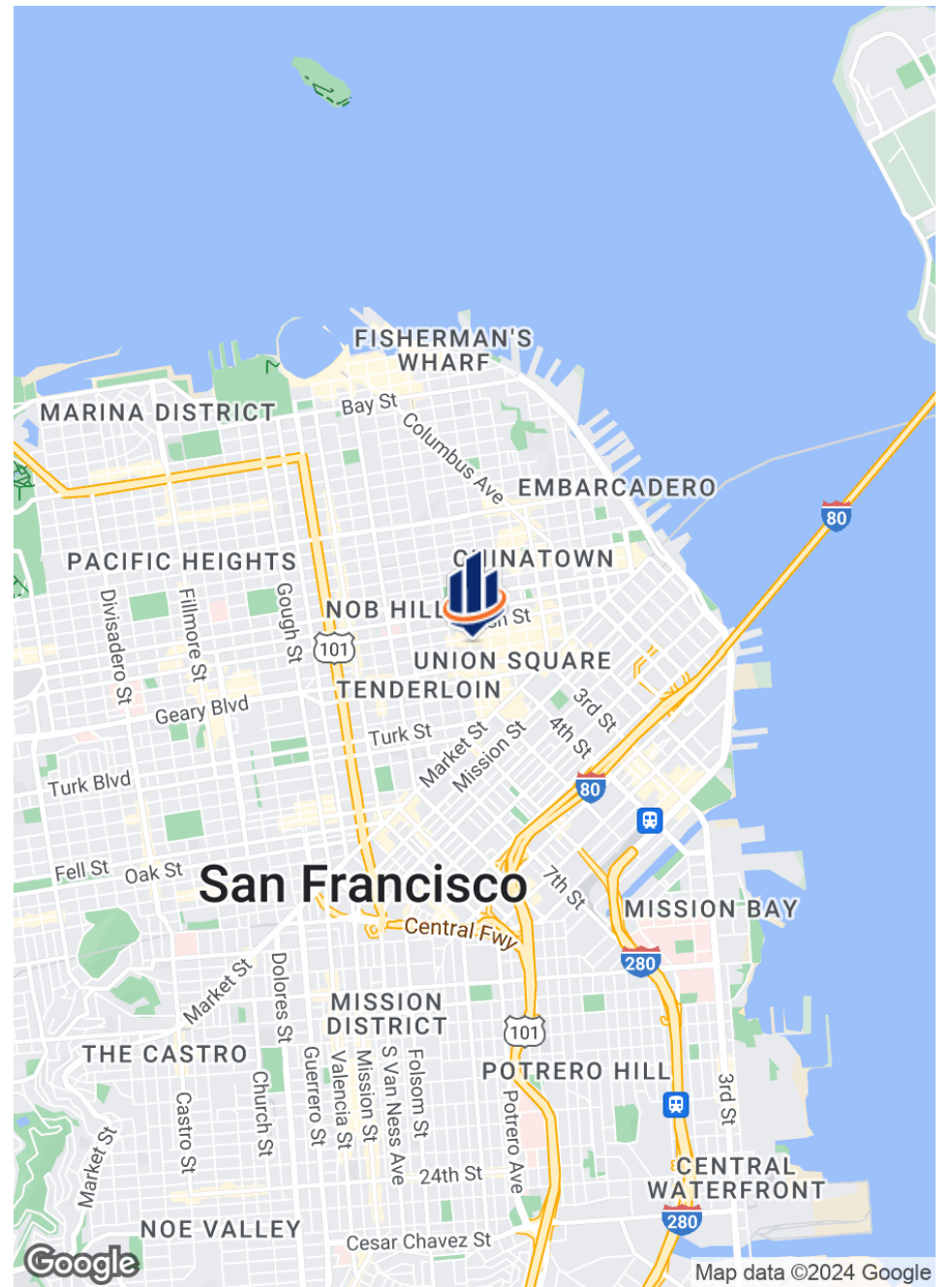
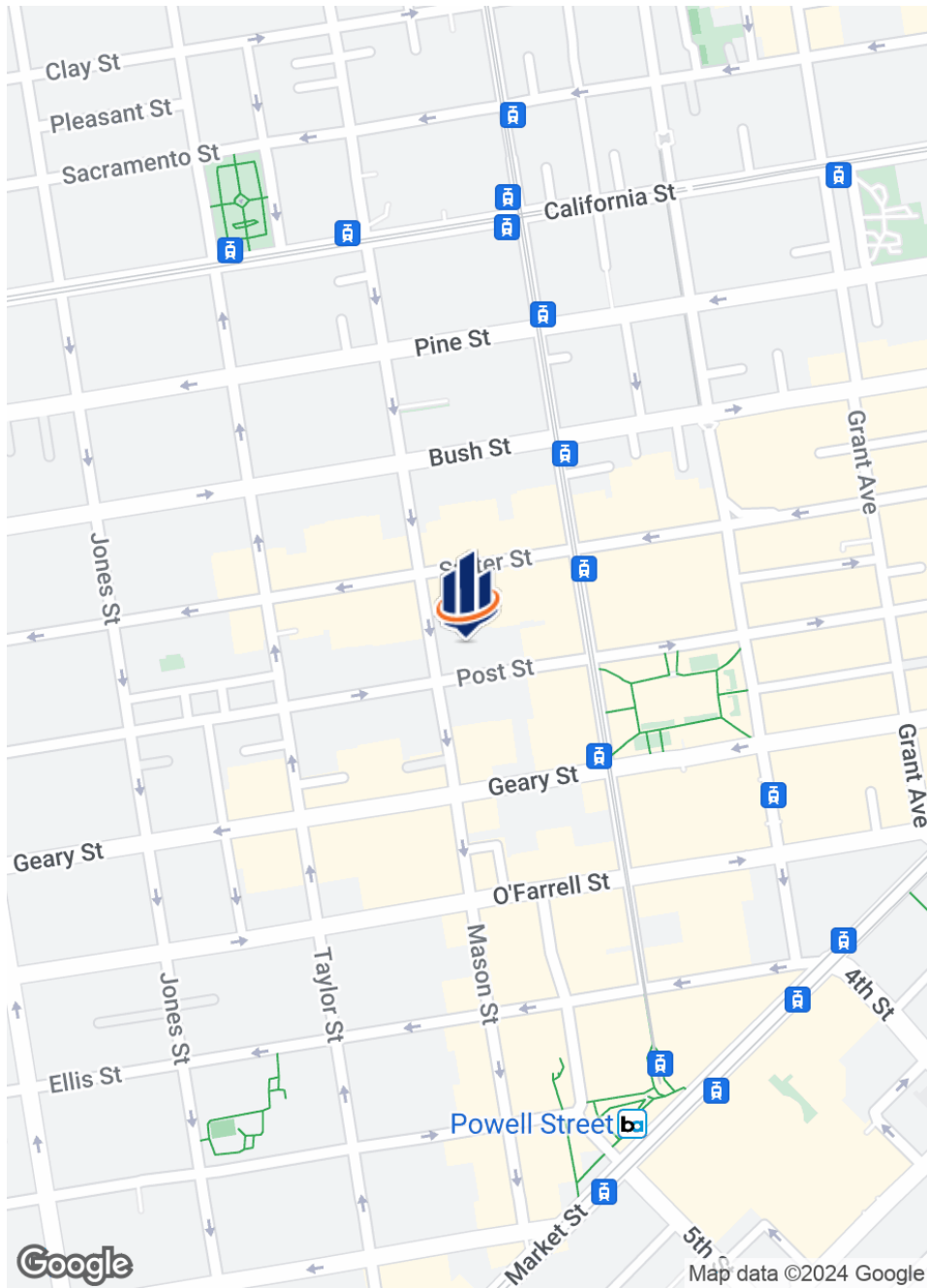
- Open 24/7 with building security
- Easy management of Owners Association expenses through a professional management company
- 490 Post is one of the main medical/dental buildings in San Francisco
- Great transportation links, BART and Muni
- Monthly/daily/hourly paid parking available in the building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











Project Details

Purchase Price	\$665,000	Property Address	490 Post Street, Suite 1620, San Francisco
Improvements		Building Size (s.f.)	719
		Price Per Sq. Ft.	\$924.90
Total Project Cost	\$665,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$332,500	5.95%	25	25	\$2,132
SBA (2nd)*	40%	\$276,000	5.18%	25	25	\$1,643
Down Payment	10%	\$66,500				
* Includes financed SBA fee of \$10,000						
Total Monthly Payment						\$3,775
Total Payment PSF						\$5.25

Monthly Ownership Costs

Mortgage Payments	\$3,775
Insurance & Property Tax	\$720
Average Principal paydown benefit	\$ (959)
Total Effective Monthly Ownership Costs	\$3,536

Out of Pocket Costs

Down Payment	\$66,500
Estimated Bank Fees	\$2,494
Appraisal & Environmental Reports	\$5,500
Total Out of Pocket Costs	\$74,494

Assumptions

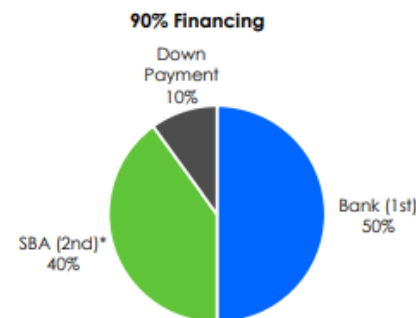
The following assumptions were used for this scenario, and can be modified if there are any specific values you would like to use.

- 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

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