

1550 Steiner Street

San Francisco, CA 94115



For Sale \$4.9 M

Great Owner User Building
SBA Financing Available

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1550 Steiner Street

Square Ft: ± 8,868 SF

Parcel Area: ± 7,500 SF

Type: Office/Flex

HIGHLIGHTS

- Free Standing Property right off the Geary Corridor.
- Column-free space with 20 ft high ceilings throughout.
- Perfect owner-user opportunity.
- Across the street from a beautiful park.
- Approximately 7,500 SF of column-free ground floor space



DESCRIPTION

Starboard Commercial Real Estate is pleased to present the opportunity to own a perfect owner-user property at 1550 Steiner St., San Francisco, CA 94115. This exceptional free-standing property is strategically located right off the bustling Geary Corridor. Boasting approximately 7,500 square feet of column-free space with impressive 20-foot high ceilings throughout, this property offers unparalleled flexibility and potential for a variety of uses.

Set on a generous parcel area of approximately 8,868 square feet, this property provides ample space for your business operations or investment needs. Situated across the street from a beautiful park, the location combines urban convenience with a touch of nature, creating an ideal environment for both work and leisure.



SBA FINANCING



SBA 504 Loan Sample Structure

Prepared for: [Starboard CRE](#)
 Property Address: [1550 Steiner Street, SF CA](#)
 Date Prepared: [7/11/2024](#)

Project Details			
Purchase Price	\$4,900,000	Property Address	1550 Steiner Street, SF CA
Improvements		Building Size (s.f.)	7,500
		Price Per Sq. Ft.	\$653.33
Total Project Cost	\$4,900,000		

SBA 504 Financing Structure						
Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$2,450,000	6.35%	25	25	\$16,314
SBA (2nd)*	40%	\$2,007,000	6.22%	25	25	\$13,202
Down Payment	10%	\$490,000				
* Includes financed SBA fee of \$47,000						
Total Monthly Payment						\$29,516
Total Payment PSF						\$3.94

Monthly Ownership Costs		Out of Pocket Costs	
Mortgage Payments	\$ 29,516	Down Payment	\$490,000
Insurance & Property Tax	\$ 5,308	Estimated Bank Fees	\$18,375
Total Monthly Cash Outlay:	\$ 34,824	Appraisal & Environmental Reports	\$5,400
Average Principal Paydown Benefit:	\$ (6,329)	Total Out of Pocket Costs	\$513,775
Total Effective Monthly Costs:	\$ 28,495		

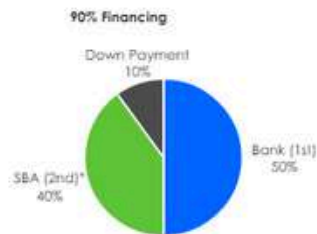
Assumptions

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 2.15% of the SBA loan amount plus a \$3,500 attorney flat fee and \$1,000 documentation 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. This breakdown does NOT include Title & Escrow Closing Costs, which are additional Out of Pocket Costs.
- 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.

For more information contact:

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COST SEGREGATION

Teaming Up

Tax Savings Projection

The estimated cost savings by doing a Cost Segregation Study on your property located at: 1550 Steiner, San Francisco, CA

Building Cost	
Cost	\$ 4,900,000
Year of Purchase	2024
Tax Year	2024
Regular Depreciation	
39 years	\$ 123,077
Cost Segregation	
60% Bonus Depreciation	\$ 537,600
39-year Depreciation	\$ 109,300
Cost Seg Depreciation	\$ 647,000
Estimated Tax Rate	39%
Projected Net Tax Savings	\$ 252,330

WHAT IS COST SEGREGATION?

Cost Segregation is an application by which commercial property owners can accelerate depreciation and reduce the amount of taxes owed. This generates substantial cash flow that owners can reinvest in the business, purchase more property, apply to their principal payment, or spend on themselves. HOW DOES COST SEGREGATION WORK? Expert Management Professionals, as an experienced and qualified company, performs the cost segregation study on your property. The study accelerates the depreciation of your building/renovation components into shorter depreciation categories such as 5-, 7-, 15-year rather than conventional 27.5- and 39-year schedules. Examples include decorative building elements, electrical for dedicated computer equipment, and carpet. Also, site utilities, landscaping and paving. The cost segregation study results in a much higher depreciation expense and significantly reduces taxable income. It can be applied to buildings purchased or built since 1986, including renovations, and there is no need to amend your tax returns.

- Here is a conservative estimate of the results of a comprehensive cost segregation study on your property. Once completed the tax savings may fluctuate to a higher or lower degree. Please contact me for details on completing a cost segregation study on this property.

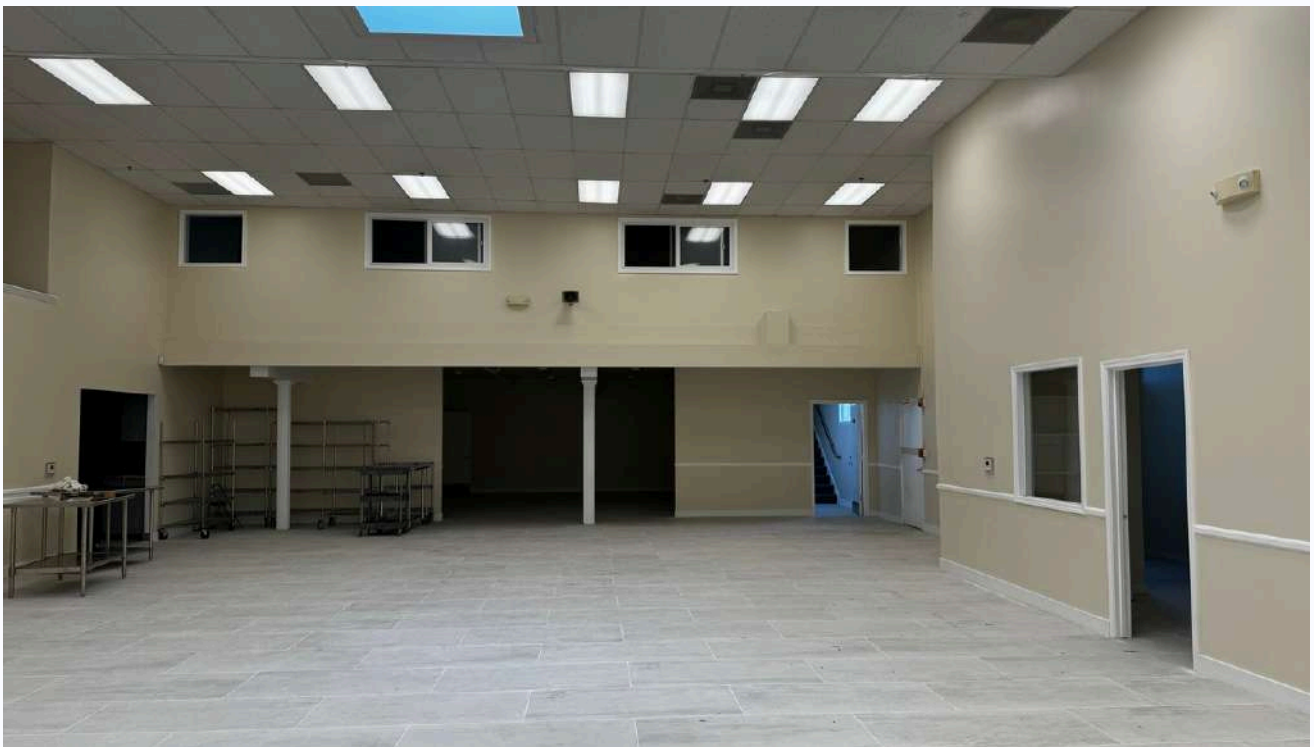
Na'Varo Johnson, Cost Segregation Tax Specialist (415) 969-6160

Expert
Management
Professionals

EXPERTMGMTPROS@GMAIL.COM



IMAGES



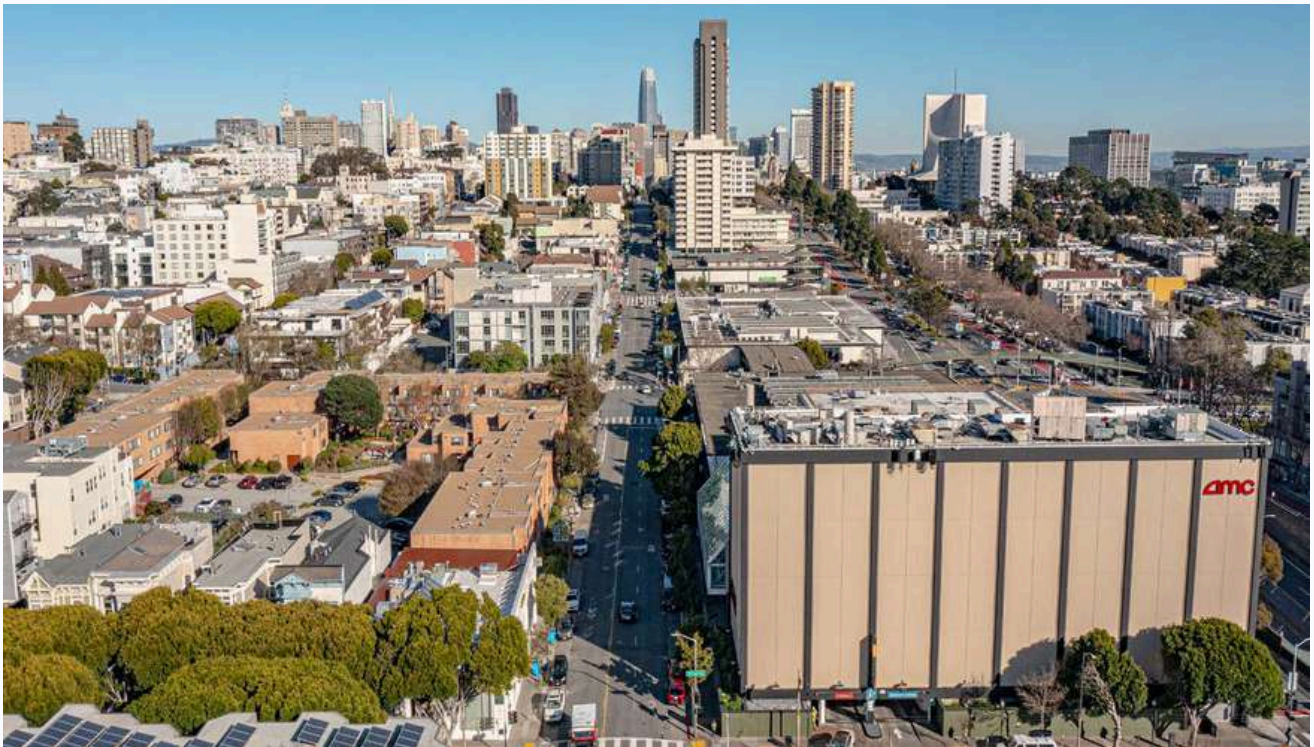
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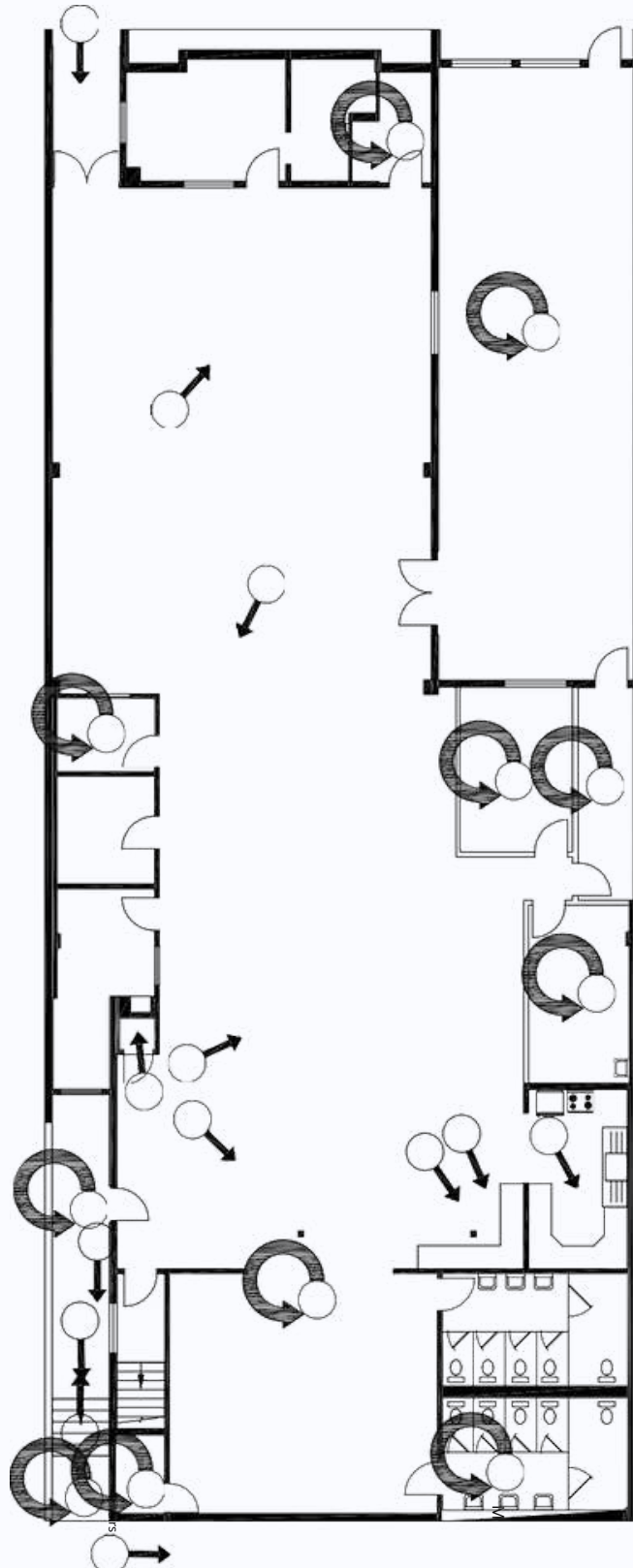
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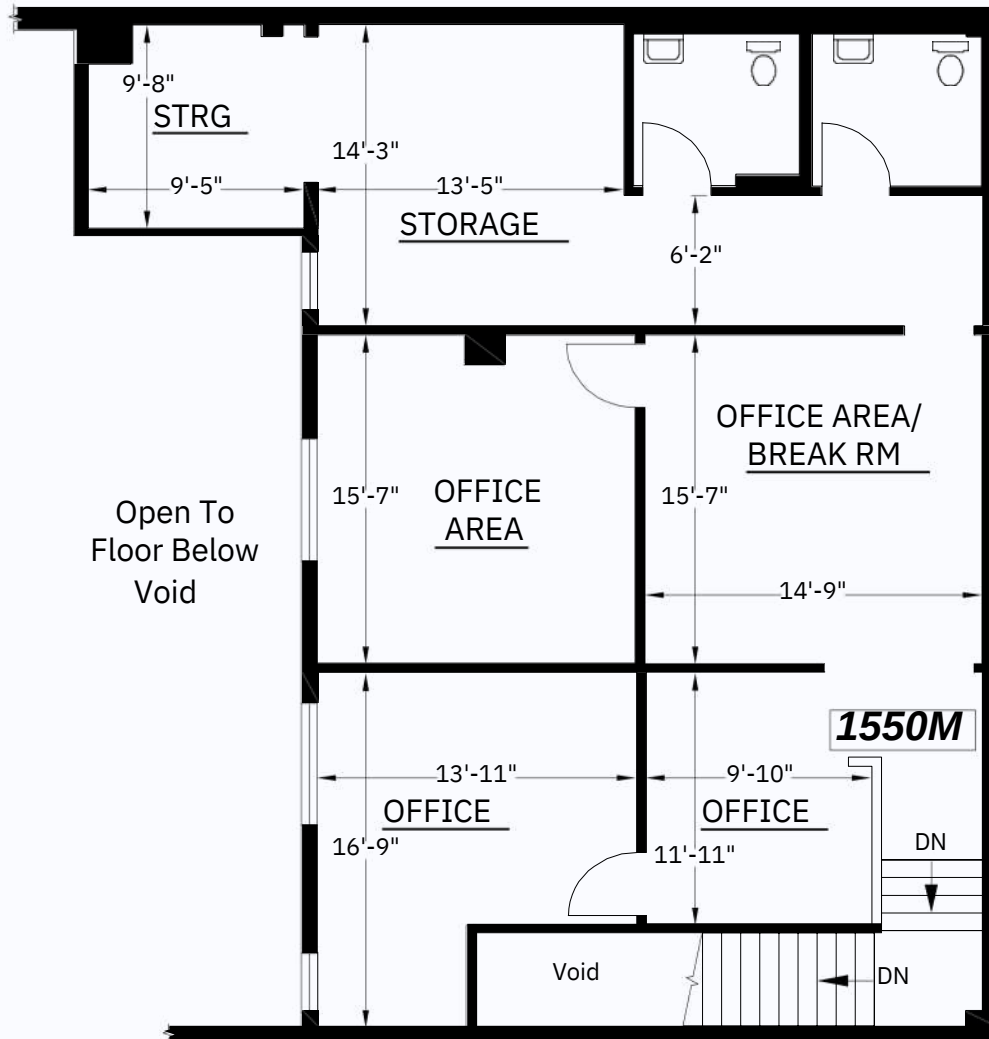
Architectural floor plan showing various rooms and their dimensions:

- Activity RM: 18'-0" x 56'-6"
- Assembly RM: 34'-11" x 27'-5"
- Exam RM: 7'-11" x 11'-3"
- Office: 14'-9" x 10'-0"
- Quiet RM: 10'-0" x 10'-0"
- Treatment RM: 16'-5" x 9'-4"
- Kitchen: 16'-7" x 9'-2"
- Service Patio: 5'-3" x 5'-3"
- Jan/Elec/Tel Rm: 10'-3" x 7'-4"
- Gas Main
- Fire Riser
- Assembly RM: 96'-6" x 33'-7"
- Activity RM: 25'-9" x 24'-8"
- Activity RM: 17'-0" x 22'-1"
- Office/Strg: 5'-1" x 19'-7"
- Exam RM: 10'-4" x 15'-3"
- Office: 9'-0" x 6'-10"
- Office: 9'-0" x 6'-6"
- Office: 9'-0" x 18'-6"
- Service Patio: 5'-3" x 5'-3"
- UP (Upstairs)
- Stairs Under Stairs

FLOORPLAN



FLOORPLAN | MEZZANINE



AGENTS



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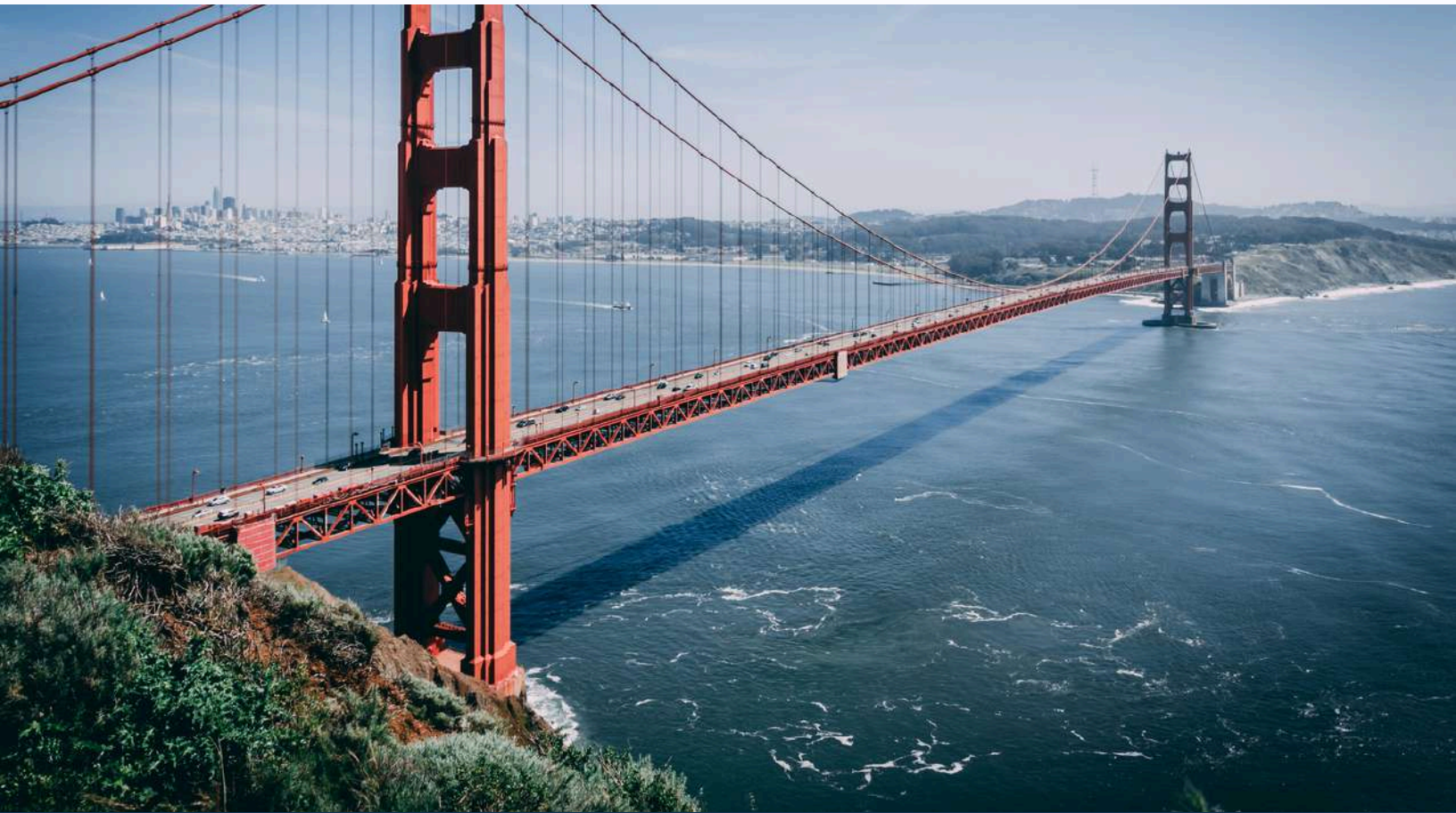
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Unique Vision

We see what others miss

Local Market Leader

No one knows Northern
California like we do

Full-Service Firm

We do it all

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.

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