

190 8th Street

San Francisco CA 94103

For Sale

Owner User
Future Development Opportunity

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Price Reduced:
~~\$2,575,000~~ \$1,975,000

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190 8th Street

Property Summary

- **Property Type:** Mixed-Use Development
- **Square Ft:** +/- 5,500 SQFT
- **Parcel Area:** +/- 4,500 SQFT
- **Pricing:** ~~\$2,575,000~~ \$1,975,000
- **PSF:** ~~\$468-PSF~~ \$359 PSF
- **Zoning:** WMUG

Highlights

- Brand identity Property on the Corner of 8th and Market
- Fully Renovated with Brand New Roof and Interiors
- Onsite Parking for up to 5 cars
- Developmental Opportunity- Ownership has initial plans to build 12 units and can grow development to upwards to 20
- SBA Approved with the ability to purchase with 10% down
- Two Blocks from BART and MUNI



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Zoning:

WMUG- Western SOMA Mixed Use General Height Limit: 55 FT

- WMUG is largely comprised of the low-scale, production, distribution, and repair uses mixed with housing and small-scale retail.
- Designed to maintain and facilitate the growth and expansion of small-scale light manufacturing, wholesale distribution, art production and performance/exhibition activities, and general commercial and neighborhood-serving retail
- Development of housing Encouraged above the 2nd floor

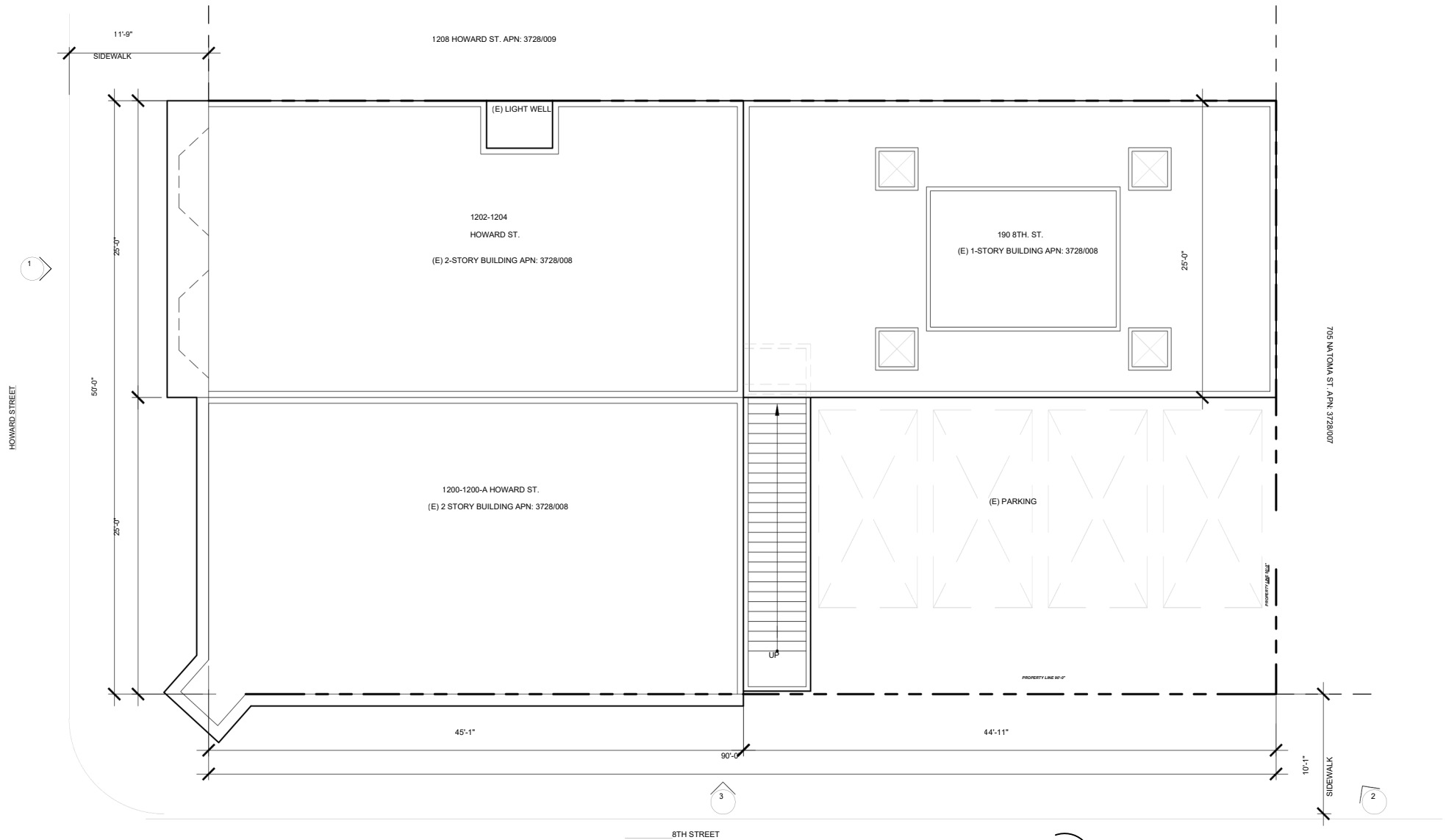


IMAGES

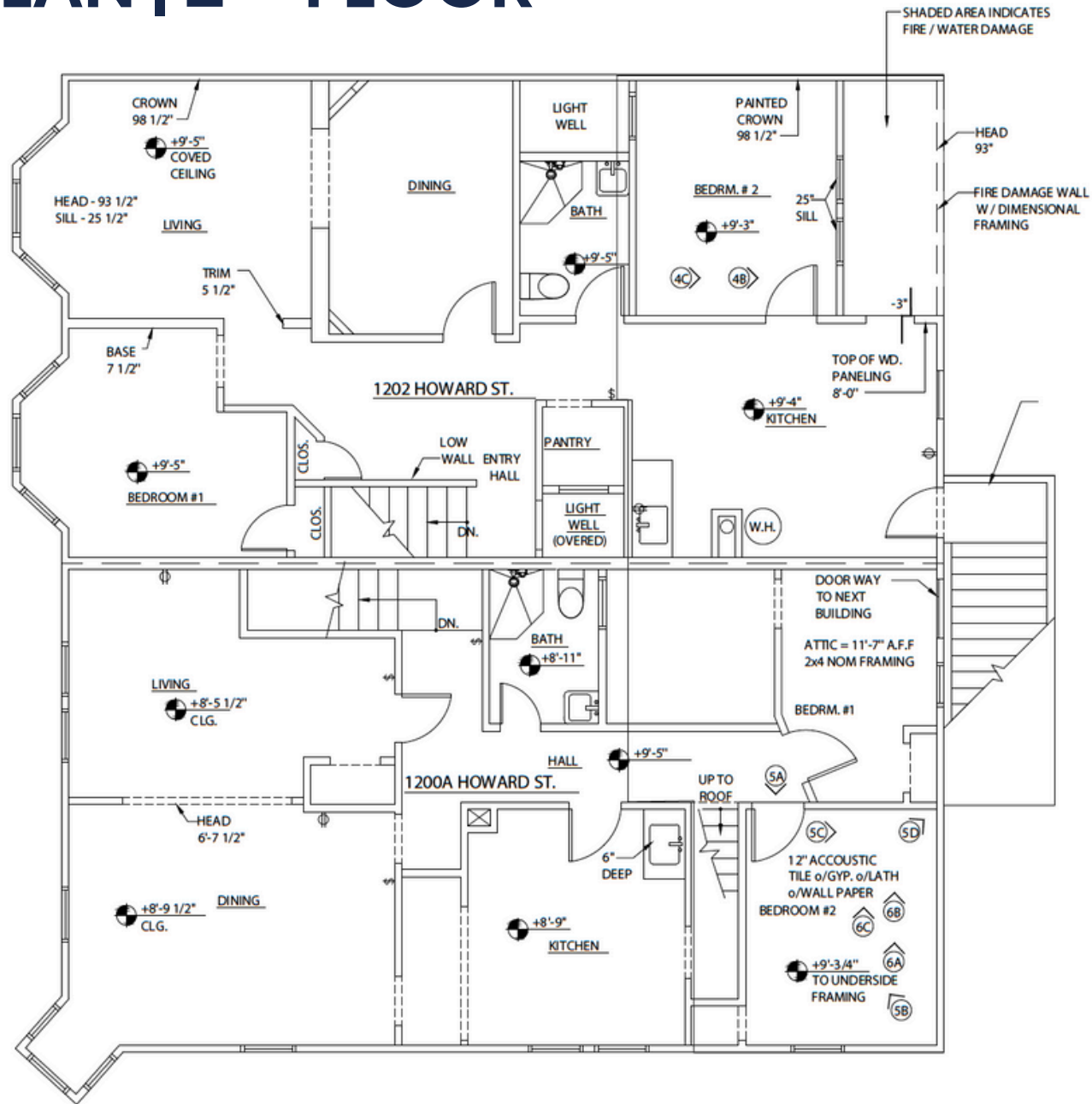


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FLOOR PLAN | 1ST FLOOR



FLOOR PLAN | 2ND FLOOR



IMAGES

Hypothetical Rendering



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SBA FINANCING

CAPITAL ACCESS GROUP

SBA 504 Loan Sample Structure

Prepared for: [Starboard TCN](#)

Property Address: 190-8th Street

Date Prepared: 1/7/2025

Project Details

Purchase Price	\$1,975,000	Property Address	190-8th Street
Improvements			

Total Project Cost \$1,975,000

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment
Bank (1st)	50%	\$987,500	6.15%	25	10	\$6,453
SBA (2nd)*	35%	\$714,250	5.82%	25	25	\$4,524
Down Payment	15%	\$296,250				
* Includes financed SBA fee of \$23,000						
Total Monthly Payment						\$10,977

Monthly Ownership Costs

Mortgage Payments	\$	10,977
Insurance & Property Tax	\$	2,140
Total Monthly Cash Outlay:	\$	13,117
Average Principal Paydown Benefit:	\$	(2,521)

Out of Pocket Costs

Down Payment	\$296,250
Estimated Bank Fees	\$7,406
Appraisal & Environmental Reports	\$5,400
Total Out of Pocket Costs	\$309,056

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 \$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:

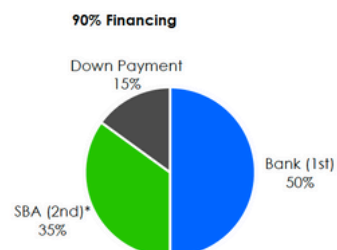
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COST SEGREGATION

Cost Segregation Projection:

FOR: 1200 Howard, SF

Cost Segregation Projection:

Cost	\$	2,250,000	Less Land
Year of Purchase		2025	
Tax Year		2025	

Regular Depreciation

39 year	\$	57,692	Per Year
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vs Cost Segregation

Bonus Depreciation	\$	900,000
Plus, 39 year Depreciation	\$	34,615

Total Depreciation 2025	\$	934,615
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Estimated Tax Rate	49%
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Projected Net Tax Savings	\$	457,962
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Our Fee:	\$	5,250
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Return on Investment	8723%
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AGENTS



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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.

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