

190 8th Street

San Francisco CA 94103

For Sale

Owner User
Future Development Opportunity

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STARBOARD CRE
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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



Zoning:

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

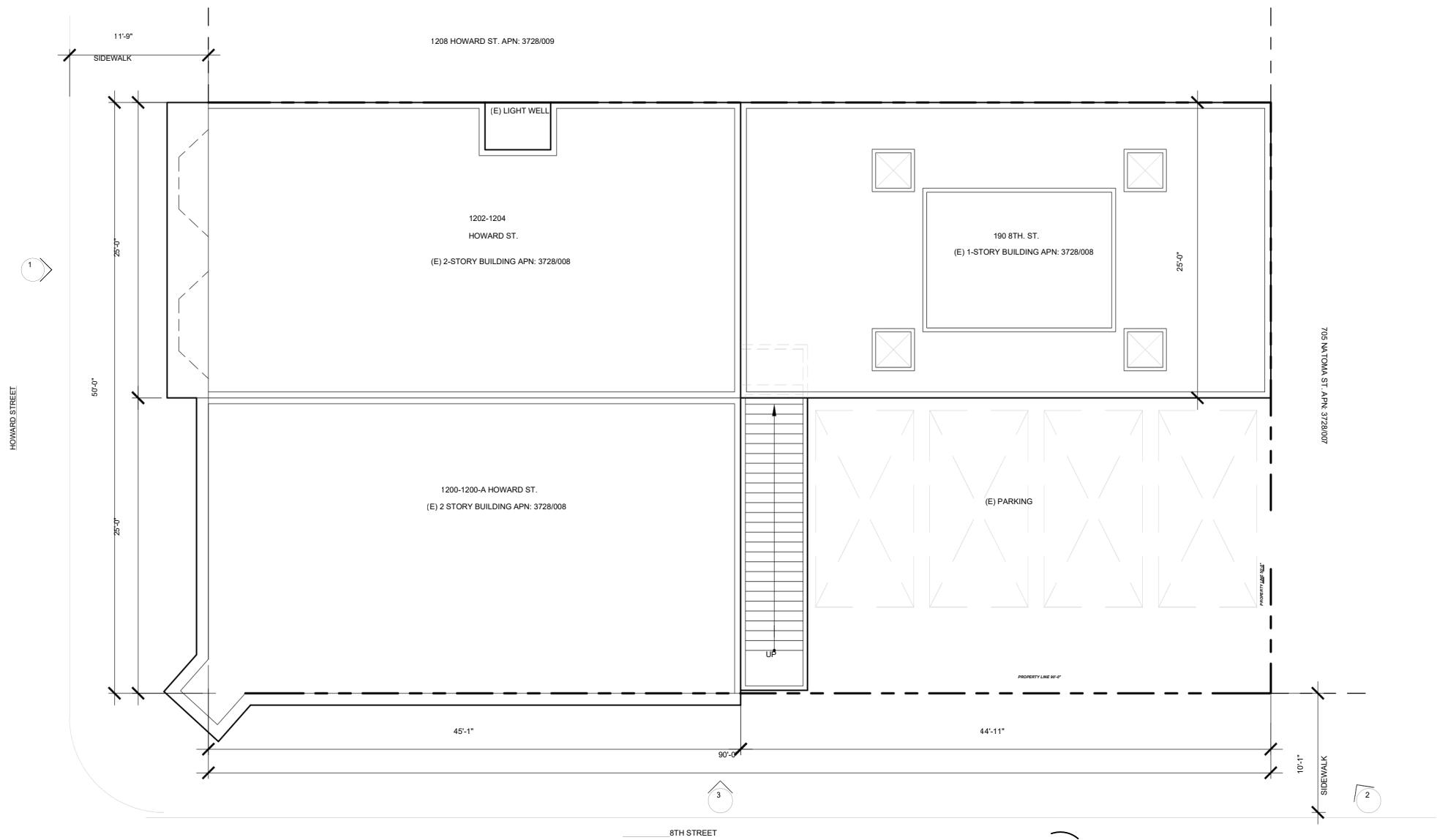
- WMUG is largely comprised of the low-scale, production, distribution, and repair uses mixed with housing and small-scale retail.
- Designed to maintain and facilitate the growth and expansion of small-scale light manufacturing, wholesale distribution, art production and performance/exhibition activities,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



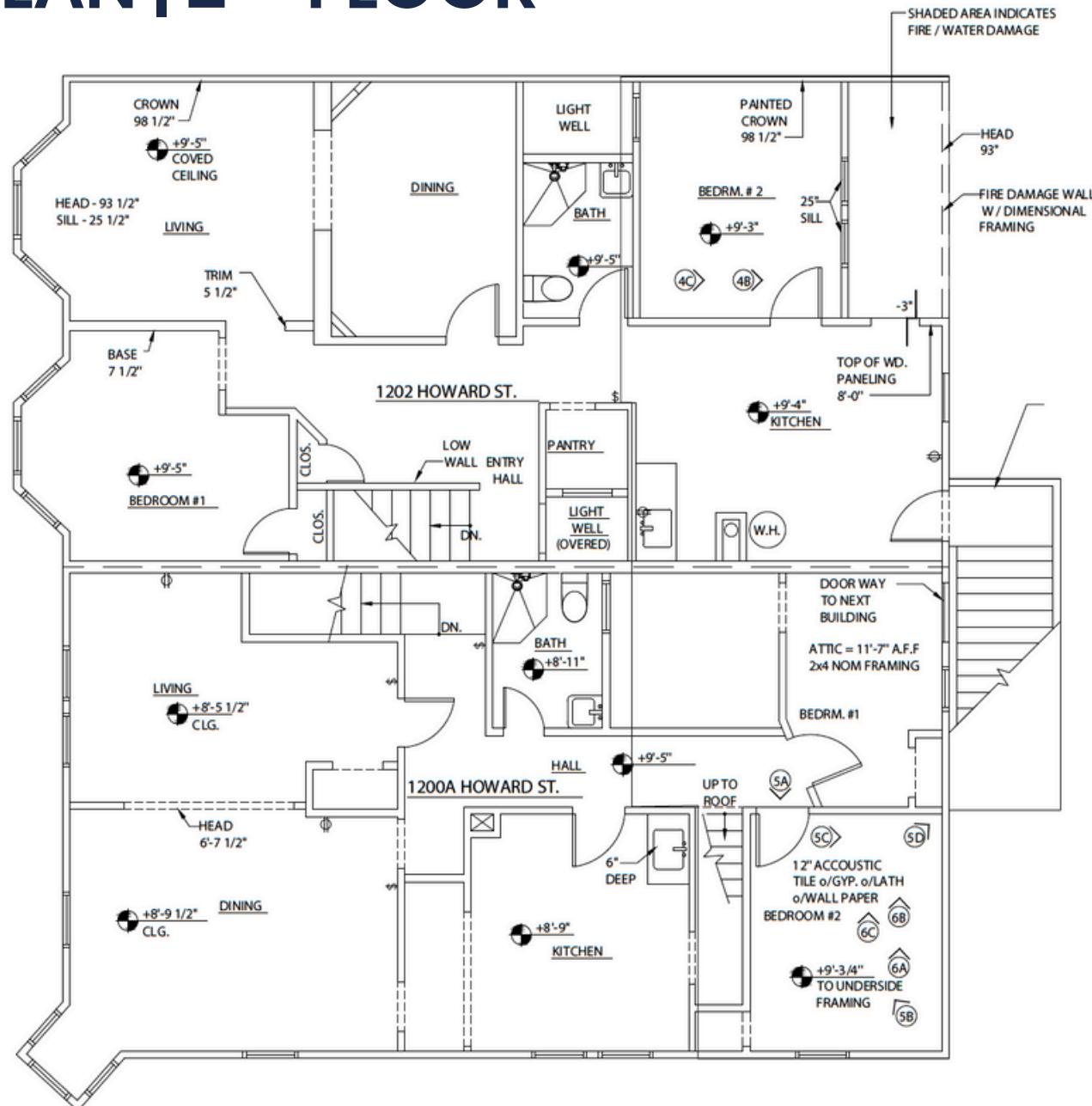
IMAGES



FLOOR PLAN | 1ST FLOOR



FLOOR PLAN | 2ND FLOOR



IMAGES

Hypothetical Rendering



SBA FINANCING

CAPITAL **ACCESS**
G R O U P

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
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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

	Out of Pocket Costs		
Mortgage Payments	\$ 10,977	Down Payment	\$296,250
Insurance & Property Tax	\$ 2,140	Estimated Bank Fees	\$7,406
Total Monthly Cash Outlay:	\$ 13,117	Appraisal & Environmental Reports	\$5,400
Average Principal Paydown Benefit:	\$ (2,521)	Total Out of Pocket Costs	\$309,056
Total Effective Monthly Costs:	\$ 10,596		

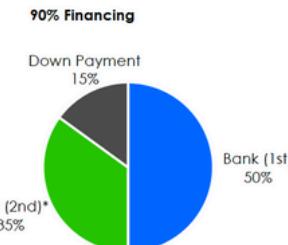
Assumptions

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.

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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

vs Cost Segregation

Bonus Depreciation \$ 900,000

Plus, 39 year Depreciation \$ 34,615

Total Depreciation 2025 \$ 934,615

Estimated Tax Rate 49%

Projected Net Tax Savings \$ 457,962

Our Fee: \$ 5,250

Return on Investment 8723%

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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