



Keegan & Coppin
COMPANY, INC.

FOR SALE

511 SIR FRANCIS DRAKE BLVD
GREENBRAE, CA

FIRST CLASS QUALITY AND LOCATION
PRICED TO SELL

REPRESENTED BY

MATT STORMS, PARTNER
LIC # 01233478 (415) 461-1010, EXT 123
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VESA BECAM, PARTNER
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EXECUTIVE SUMMARY



511 SIR FRANCIS DRAKE BLVD
GREENBRAE, CA

PRICED TO SELL

511 Sir Francis Drake Boulevard represents an incomparable opportunity to acquire a free standing building on a large parcel in the most sought after location in Marin County. An owner user or office building investor will appreciate the efficient and light-filled 2-story office layout, with windows on all sides, a gracious portico, and 42 car parking. Priced to sell, the cost of ownership for an owner-user using SBA financing is approximately \$2.15 per square foot, NNN. A developer will recognize the value of the flat lot of just over half an acre, identified as Site J in the housing element's "Housing Priority Overlay Zone" (see Chapter 3, p. 44 of the City of Larkspur 6th Cycle Housing Element), allowing for 16 market rate units by right, and up to 27 units with a 35% density bonus.

Purchase price:	\$4,250,000
Building(s) total size:	11,520 SQ FT (APPROX.)
Price / PSF:	\$368
Cost of Ownership to an Owner User:	\$2.15 PSF NNN RENT EQUIVALENT



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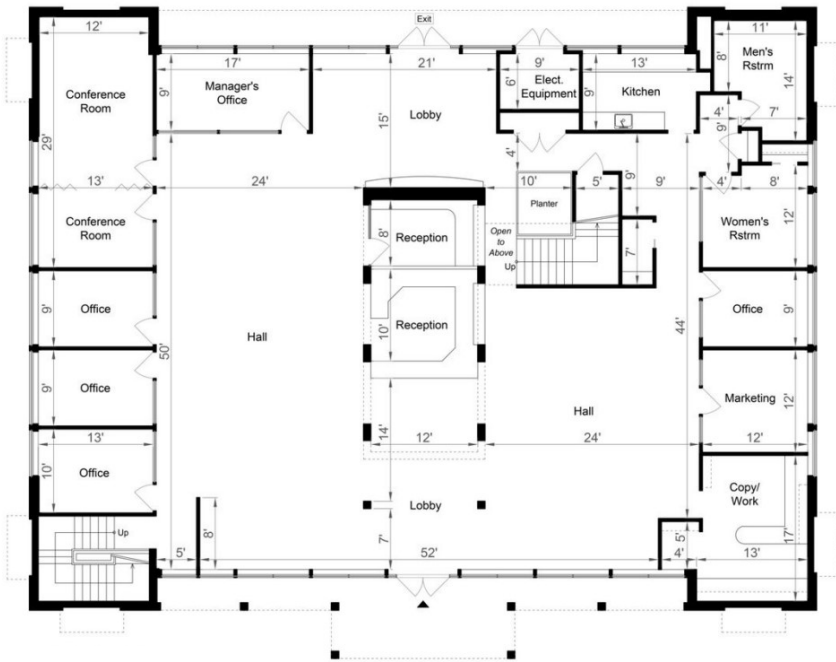
FLOOR PLANS



511 SIR FRANCIS DRAKE BLVD
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FIRST FLOOR



SECOND FLOOR



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FINANCIAL OVERVIEW: PROFORMA RENT ROLL & EXPENSES



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FINANCING BREAKDOWN

Property Acquisition:	\$4,250,000
SBA/CDC Fees: (est.)	\$48,875

LOAN STRUCTURE

Bank 1st Mortgage:	50%	\$2,125,000
SBA 504 2nd Mortgage:	40%	\$1,700,000
Down Payment:	10%	\$425,000

Source of Funds	Amount	Rate	Amortization/ Term	Collateral	Monthly Payment	Annual Payment
First Lender ² (50%)	\$2,125,000	6.1%	25/10 years	1st Deed	\$13,822	\$165,864
SBA 504 Loan (40% + SBA Fees)	\$1,700,000	5.94%	25 years Fully Amortized	2nd Deed	\$10,890	\$130,680
Equity Injection (10%)	\$425,000					
				TOTAL PAYMENT	\$24,712	\$296,544
				PAYMENT PSF	\$2.15	\$25.74

¹ Estimated Fees:	SBA/CDC fee of 1.15% of SBA loan plus a \$250 legal fee which can possibly be FINANCED in the SBA loan.
² Bank Rate & Term	Bank rate is estimated and for estimation purposes only. Amortization and maturity are determined by the lender.
SBA Rate & Term	SBA interest rate is FIXED at the time of debenture sales.

ALL OF THIS ABOVE INFORMATION HAS BEEN PROVIDED BY HARVEST BANK/RICH STEFANI

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PHOTOS



511 SIR FRANCIS DRAKE BLVD
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LOCATION DESCRIPTION



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MARIN COUNTY

Marin County, at the northernmost tip of the San Francisco metropolitan area, is one of the most vibrant communities in the United States. Its population is one of the wealthiest, healthiest, and most highly educated in the nation. The expanding economy acts as a global talent magnet and employment hub. Marin has a long history of being home to vibrant companies in innovative fields, and its unparalleled quality of life continues to attract new residents and reinforces property values. Residents enjoy exceptional school districts, easy access to a multitude of recreational activities, and breathtaking natural beauty. From all perspectives, Marin remains in high demand, with a dynamic economy, a desirable lifestyle, and a direct link to the urban core of the San Francisco Bay Area.

Marin remains a key component to the regional stability of the greater San Francisco Bay Area. Its 3.4% percent unemployment rate is the lowest in California and a sign of the County's robust economic health. A diverse workforce generates more than \$25 billion of annual personal income, while a very healthy business community contributes to the growth of the North Bay region.

TRANSPORTATION

An ideal location for commuters and locally based employees, 511 Sir Francis Drake has immediate access to Hwy 101 and Interstate 580 providing under 15-minute drives to both San Francisco and the East Bay. Golden Gate bus stops are located throughout the neighborhood and bike lane infrastructure is prominent throughout the neighborhood.

GREENBRAE

The Sir Francis Drake corridor is at the commercial core of Marin County. At the confluence of several major transportation axes, both local and regional, the area is a hub of local infrastructure and business. Two major interstate freeways, Highways 101 and 580, intersect at Sir Francis Drake Boulevard, which is also the principal artery linking the bay to the Pacific coast. The Golden Gate Larkspur Ferry and Golden Gate Transit provide regular direct service to downtown San Francisco for both commuters and visitors, and the SMART train station provides a transportation link between North Bay counties and San Francisco. Less than five minutes from the property, MarinHealth Medical Center is the only full-service acute care hospital in the county, and its sphere of influence extends throughout Greenbrae and Corte Madera, creating a cluster of medical providers in the South Eliseo and Tamal Vista corridors. This is a destination of general commercial activity, with a concentration of businesses in Marin County's most prominent office projects and malls in immediate vicinity.

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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

Keegan & Coppin Co., Inc.
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