

Great owner user building the property with redevelopment potential / will be delivered vacant.

Building Description:

1246 Howard Street located in the SOMA neighborhood in San Francisco, which is just South of Market Street. SOMA submarket also includes South Beach, Yerba Buena, and Rincon Hill. SOMA is home to many San Francisco museums, and headquarters to several major software and Internet companies and also to the Moscone Conference Center.

Square Feet: 3,000 Square Ft.

Ceiling Height (feet): 18

Sale Price: \$2,150,000

Highlights:

- Full Building Opportunity in the Heart of SOMA
- Live/Work Possibility
- High Ceiling in Work Area
- Great Natural Light
- Large Skylight



[CLICK HERE FOR VIDEO](#)

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ENTREPRENEURIAL • LOCAL • INDEPENDENT



1246 HOWARD ST.
SAN FRANCISCO, CA 94103

CREATIVE FULL BUILDING
OPPORTUNITY IN SOMA

FOR SALE



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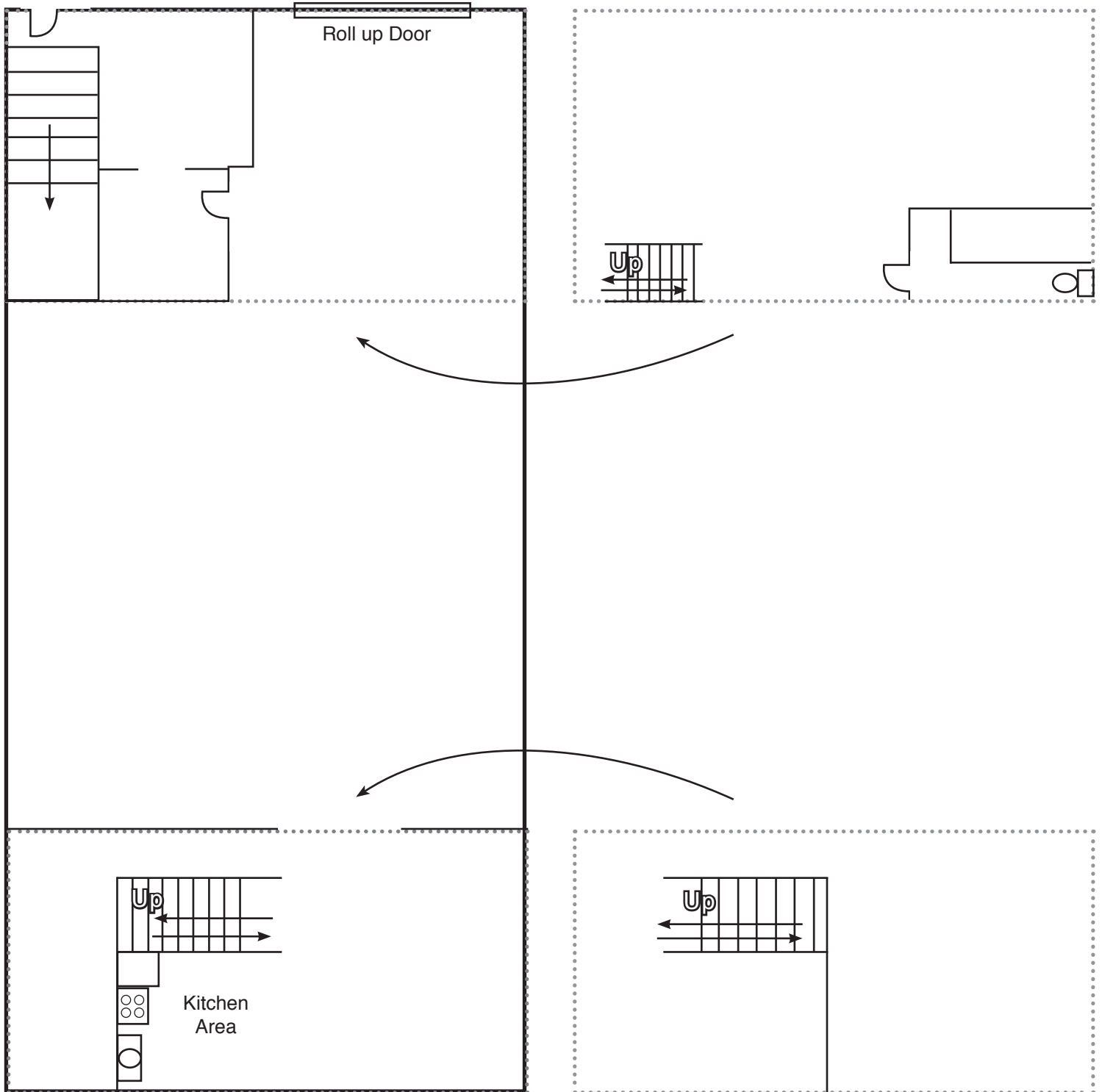
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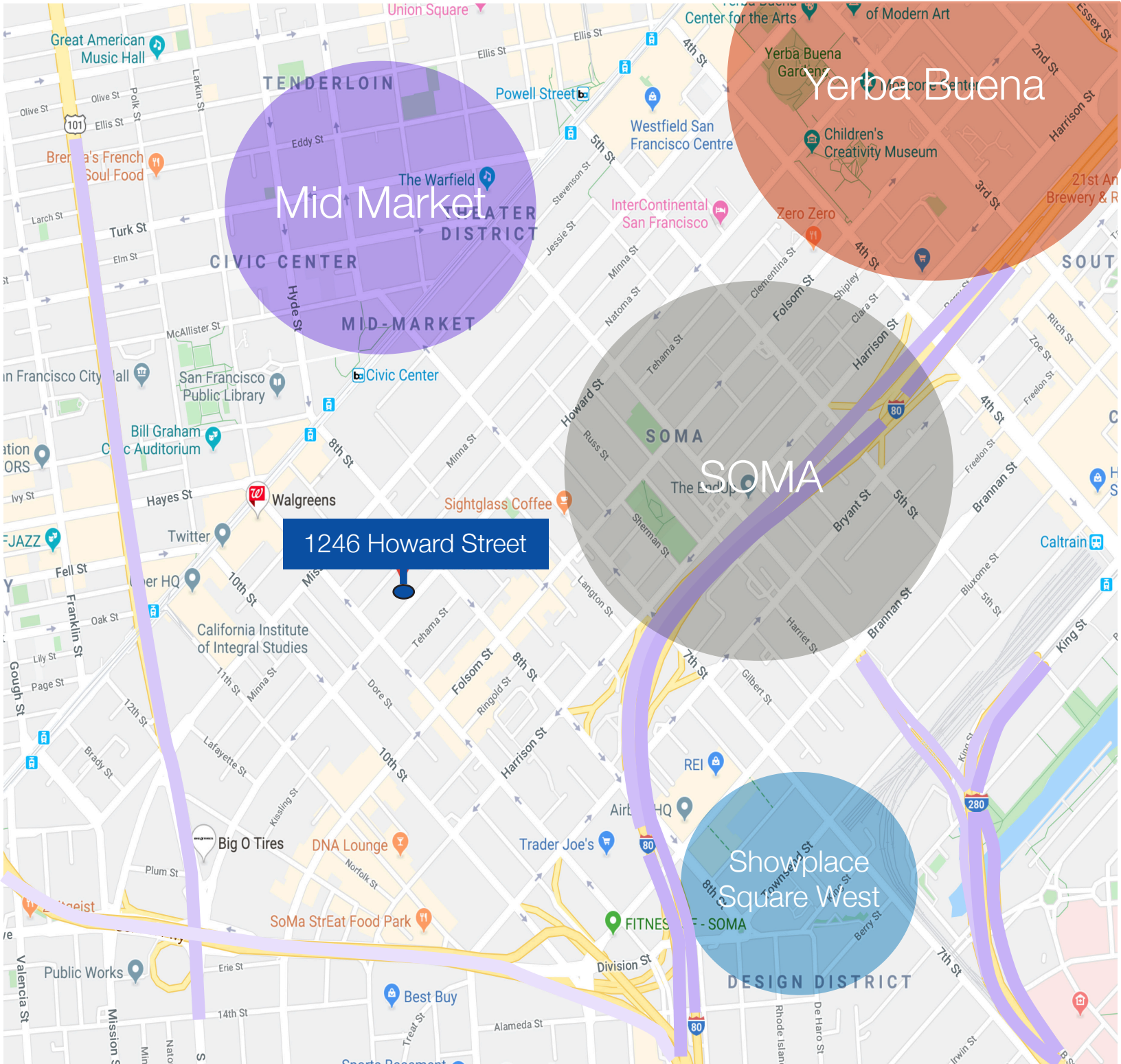
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C A P I T A L

A C C E S S

G R O U P

SBA 504 Loan Sample Structure

Prepared for: **Starboard**

Property Address: 1246 Howard

Project Details

| | | | |
|---------------------------|--------------------|----------------------|-------------|
| Purchase Price | \$2,150,000 | Property Address | 1246 Howard |
| Improvements | | Building Size (s.f.) | 3,000 |
| Other | | | |
| Total Project Cost | \$2,150,000 | | |

SBA 504 Financing Structure

| Source of Funds | % of Total Project | Amount | Rate | Amortization | Maturity | Monthly Payment |
|---|--------------------|-------------|-------|------------------------------|----------|-----------------|
| Bank (1st) | 50% | \$1,075,000 | 4.00% | 25 | 10 | \$5,674 |
| SBA (2nd)* | 40% | \$885,000 | 2.60% | 25 | 25 | \$4,015 |
| Down Payment | 10% | \$215,000 | | | | |
| * Includes financed SBA fee of \$25,000 | | | | | | |
| | | | | Total Monthly Payment | | \$9,689 |

Monthly Ownership Costs

| | |
|---|----------------|
| Mortgage Payments | \$9,689 |
| Insurance & Property Tax | \$2,329 |
| Average Principal paydown benefit | (\$4,252) |
| Total <u>Effective</u> Monthly Ownership Costs | \$7,766 |

Out of Pocket Costs

| | |
|-----------------------------------|------------------|
| Down Payment | \$215,000 |
| Estimated Bank Fees | \$5,375 |
| Appraisal & Environmental Reports | \$5,100 |
| Total Out of Pocket Costs | \$225,475 |

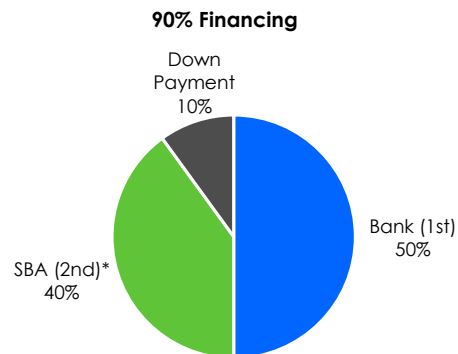
Assumptions

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 \$2,000 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 .5% 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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FOR MORE INFORMATION, PLEASE CONTACT

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Confidential Offering Memorandum & Disclaimer

This Confidential Offering Memorandum (“Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by Starboard TCN Commercial Real Estate (“Starboard”) as part of Starboard’s efforts to market for sale the real property located at 1246 Howard Street., San Francisco, CA 94103 (the “Property”). Starboard is the exclusive agent and broker for the owner(s) of the Property (the “Owner”). Starboard is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Starboard also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Starboard, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to Starboard.

Starboard, the Owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Starboard and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance or noncompliance with any permit, license, law, regulation, rule, guideline or ordinance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Starboard may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, Starboard will provide the Recipient with copies of all referenced contracts and other documents. Starboard assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property.

More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Starboard and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Starboard reserves the right to require the return of this Memorandum and the material in it any other material provided by Starboard to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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