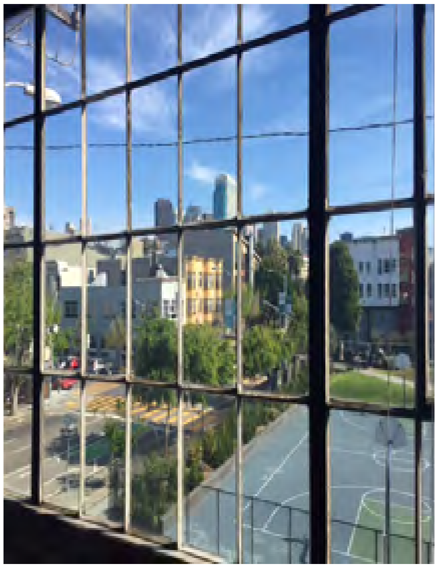
SOMA BUILDING FOR SALE
OWNER/USER OR DEVLEOPMENT OPPORTUNITY

1061-1065 FOLSOM STREET, SAN FRANCISCO

PROPERTY HIGHLIGHTS



BUILDING SIZE	+/- 10,300 SF on Two Floors
FLOORS	Ground Floor +/- 5,680 SF Delivered Vacant Ready For Improvements Second Floor +/- 4,620 SF Leased Through March 30, 2019
ZONING	SOMA NCT
APN	3754-041
LOCATION	Desirable 7th & Folsom Street Corridor in SOMA Neighboring Victoria Manalo Draves Park Central to BART, Caltrain, and Future 4th Street Central Subway Station Great Nearby Amenities, Such as Sightglass, DeliBoard, and Brainwash
NOTES	Current 2015 Market Rate Income In Place On Second Floor
ASKING PRICE	$7,210,000 ($700 PSF)

CM COMMERCIAL REAL ESTATE

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SAN FRANCISCO, CA

MAP

PHOTOS

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SBA 504 Loan Sample Structure

Prepared for: CM Commercial

Property Address: 1061-1065 Folsom St, San Francisco

Project Details

Purchase Price	$7,210,000	Property Address	1061-1065 Folsom St, San Francisco
Improvements	$284,000	Building Size (s.f.)	10,300
Other	$0	Price Per Square Foot	$700.00
Total Project Cost	**$7,494,000**		

SBA 504 Financing Structure

Source of Funds	**% of Total Project**	**Amount**	**Rate**	**Amortization**	**Term**	**Monthly Payment**
Bank (1st mortgage)	50%	$3,747,000	4.40%	25	25	$20,615
SBA (2nd mortgage)*	40%	$3,080,000	4.59%	20	20	$19,636
Down Payment	10%	$749,400				
** Includes financed SBA fee of*	*$82,400*				**Total Monthly Payment**	**$40,250**
					Total Payment PSF	**$3.91**

Monthly Ownership Costs

Mortgage Payments	$40,250
Insurance & Property Tax	$7,811
CAM Expenses	$1,300
LESS Rental Income	($23,000)
LESS Depreciation Write-Off	($10,014)
Total Monthly Ownership Costs	**$16,347**

Out of Pocket Costs

Down Payment	$749,400
Estimated Bank Fees	$28,103
Appraisal & Environmental Reports	$5,800
Total Out of Pocket Costs	**$783,303**

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 .75% of Bank Loan.
- Insurance & Property Tax estimated at 1.3% of purchase price.
- Depreciation is estimated at a 65% basis over 39 years.

For more information contact:

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C A P I T A L A C C E S S G R O U P