



2435

Ocean Avenue

San Francisco, CA 94127

For Sale

Great owner-user opportunity
With SBA financing available

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2435 Ocean Avenue

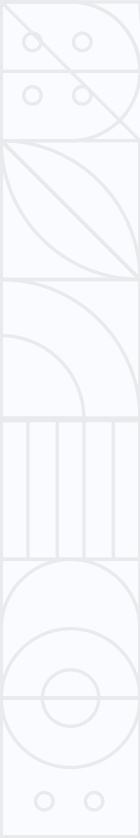
Building: 2435 Ocean Ave.

Price: \$1,350,000

Square Ft: 2,021 SF

Lot: 3,275 SF

Property Type: medical office



HIGHLIGHTS

- Full Floor Opportunities
- Turn-key medical opportunities with available waterlines
- Smaller single-user building
- Nice lot in the back for parking or outdoor space
- Public Transit at the doorstep
- On Ocean Ave Medical row is full of dentists/ortho/ Medical



DESCRIPTION

This prime location on Ocean Avenue offers a unique opportunity for medical professionals looking for a turn-key solution in a vibrant medical community. With its full-floor opportunities, available waterlines, and excellent access to public transit, this property is perfectly suited for various medical practices. The smaller single-user building is ideal for individual practitioners, while the outdoor lot provides versatile options for parking or outdoor space. Located on the bustling Medical Row, this property ensures a steady flow of potential patients and professional synergy with neighboring medical offices.

Nearby Medical Services

- Ocean Avenue Dentistry
- Pacific Orthodontics
- Ocean Eye Clinic
- Health & Wellness Medical Center
- San Francisco Urgent Care



SBA FINANCING



SBA 504 Loan Sample Structure

Prepared for: **Starboard CRE**
 Property Address: **2435 Ocean Ave, SF CA**
 Date Prepared: **7/18/2024**

Project Details

Purchase Price	\$1,350,000	Property Address	2435 Ocean Ave, SF CA
Improvements		Building Size (s.f.)	2,021
		Price Per Sq. Ft.	\$667.99
Total Project Cost	\$1,350,000		

SBA 504 Financing Structure

Source of Funds	% of Total Project	Amount	Rate	Amortization	Maturity	Monthly Payment	
Bank (1st)	50%	\$675,000	6.40%	25	25	\$4,516	
SBA (2nd)*	40%	\$557,000	6.22%	25	25	\$3,664	
Down Payment	10%	\$135,000					
* Includes financed SBA fee of \$17,000							
						Total Monthly Payment	\$8,180
						Total Payment PSF	\$4.05

Monthly Ownership Costs

Mortgage Payments	\$	8,180
Insurance & Property Tax	\$	1,463
Total Monthly Cash Outlay:	\$	9,642
Average Principal Paydown Benefit:	\$	(1,742)
Total Effective Monthly Costs:	\$	7,900

Out of Pocket Costs

Down Payment	\$135,000
Estimated Bank Fees	\$5,063
Appraisal & Environmental Reports	\$5,400
Total Out of Pocket Costs	\$145,463

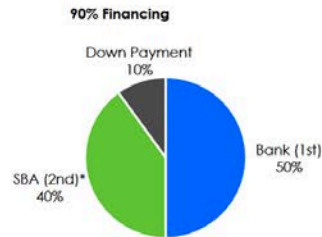
Assumptions

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 2.15% 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



Teaming Up

Tax Savings Projection

The estimated cost savings by doing a Cost Segregation Study on your property located at: 2435 Ocean Ave, San Francisco, CA

Building Cost	
Cost	\$ 1,350,000
Year of Purchase	2024
Tax Year	2024
Regular Depreciation	
39 years	\$ 34,615
Cost Segregation	
Bonus Depreciation	\$ 150,000
39-year Depreciation	\$ 31,000
Cost Seg Depreciation	\$ 181,000
Estimated Tax Rate	40%
Projected Net Tax Savings	\$ 72,400

WHAT IS COST SEGREGATION?

Cost Segregation is an application by which commercial property owners can accelerate depreciation and reduce the amount of taxes owed. This generates substantial cash flow that owners can reinvest in the business, purchase more property, apply to their principal payment, or spend on themselves. HOW DOES COST SEGREGATION WORK? Expert Management Professionals, as an experienced and qualified company, performs the cost segregation study on your property. The study accelerates the depreciation of your building/renovation components into shorter depreciation categories such as 5-, 7-, 15-year rather than conventional 27.5- and 39-year schedules. Examples include decorative building elements, electrical for dedicated computer equipment, and carpet. Also, site utilities, landscaping and paving. The cost segregation study results in a much higher depreciation expense and significantly reduces taxable income. It can be applied to buildings purchased or built since 1986, including renovations, and there is no need to amend your tax returns.

- Here is a conservative estimate of the results of a comprehensive cost segregation study on your property. Once completed the tax savings may fluctuate to a higher or lower degree. Please contact me for details on completing a cost segregation study on this property.

Na'Varo Johnson, Cost Segregation Tax Specialist (415) 969-6160

Expert
Management
Professionals

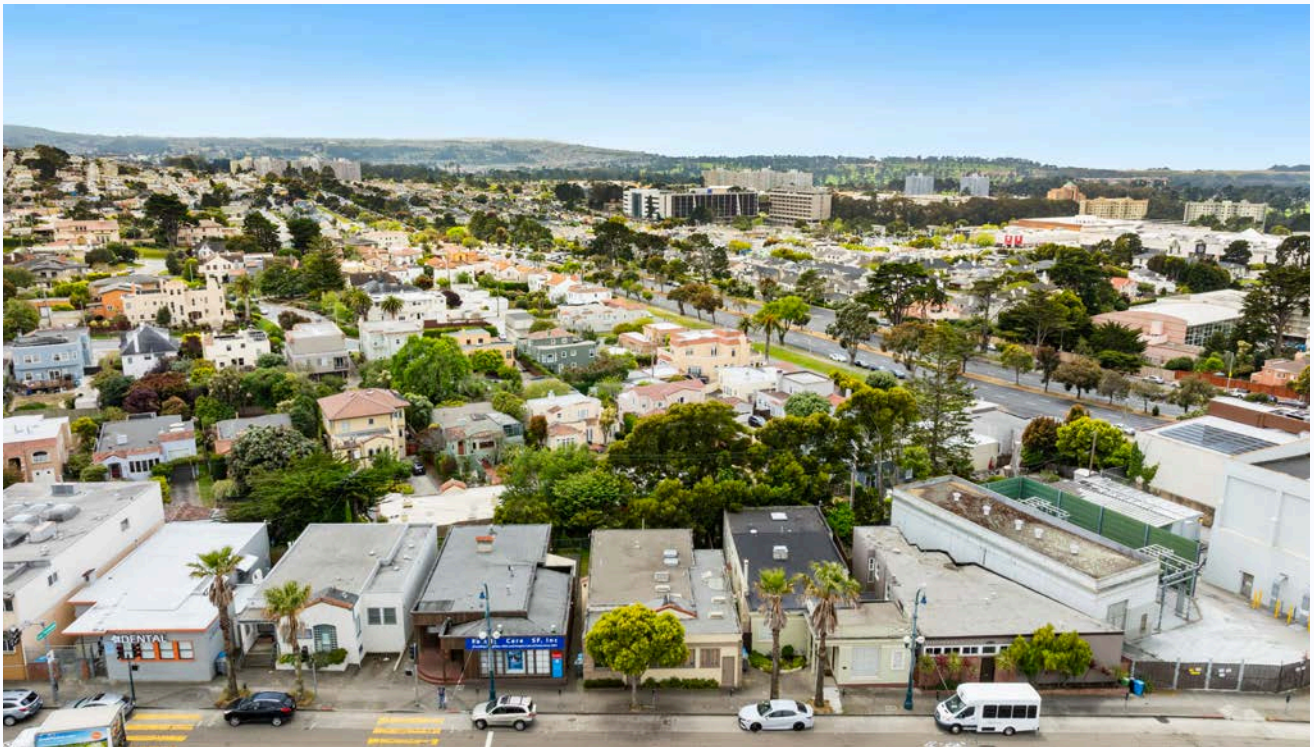
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IMAGES



IMAGES



AGENTS



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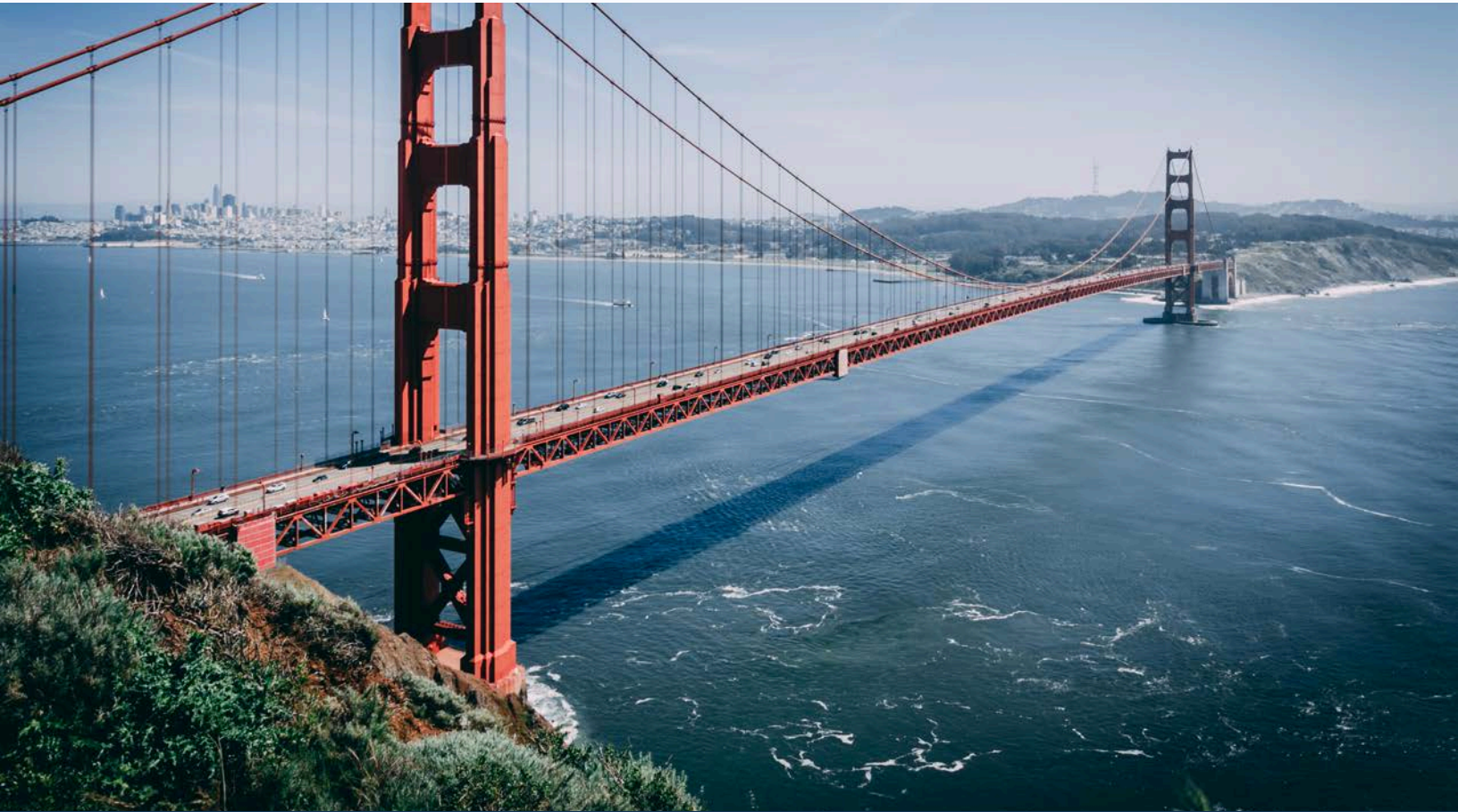
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Unique Vision

We see what others miss

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No one knows Northern
California like we do

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We do it all

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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