

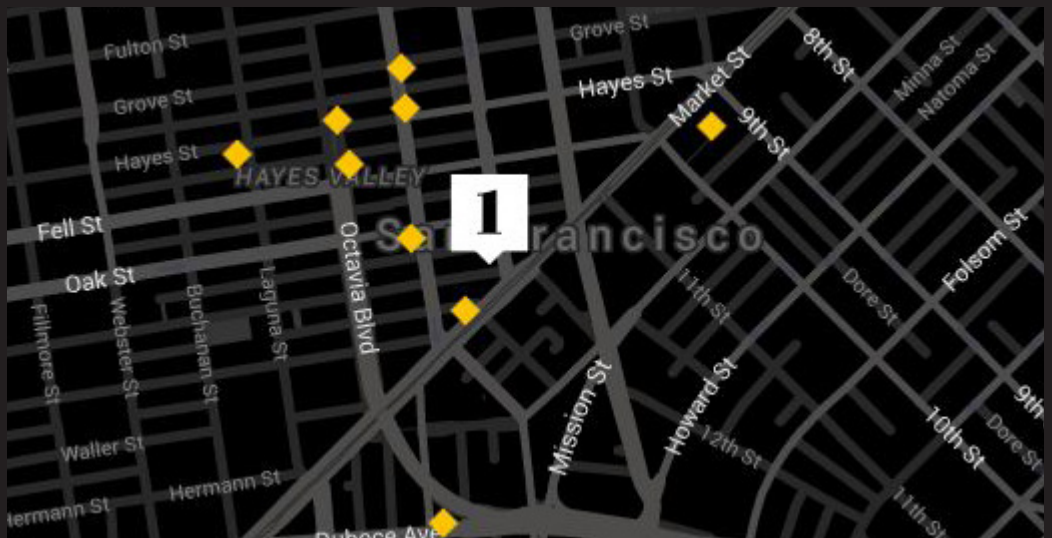
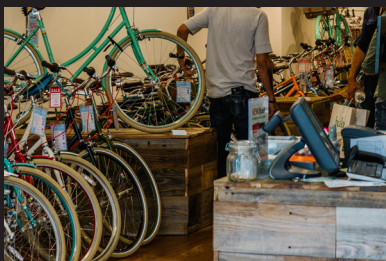
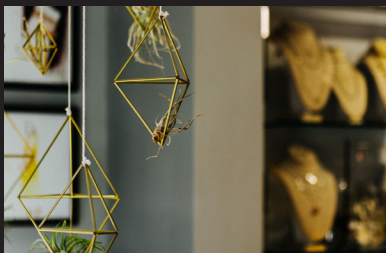
**20 PAGE**  
COMMERCIAL CONDO  
FOR SALE

OFFERED AT **\$659,000**

1,065 INTERIOR SF

AT THE CROSSROADS OF  
HAYES VALLEY AND  
MID MARKET

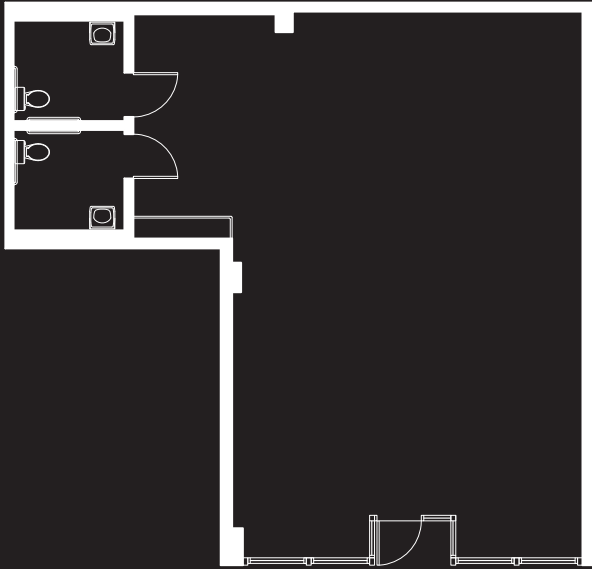
\$195 Monthly HOA Fees



Own a quintessential piece of San Francisco on the edge of Hayes Valley and Mid- Market. As the surrounding neighborhood turned into a weekend haven for discerning shoppers and foodies, a swank and stylish community has grown right alongside it. The residents of this area are known for the strong support of its local retailers and restaurants, making this location highly desirable.



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PAGE STREET

## DESIGN

Modern design in the heart of a creative commercial environment  
Light filled space with high ceilings

## DELIVERY CONDITION

Warm Shell  
200 Amps 3 phase electric service  
Two ADA Restrooms roughed in

## LOCATION

Located at the crossroad of Hayes Valley and Mid-Market  
Nearby businesses include Zuni Cafe, Rich Table, Monsieur Benjamin, Cala, Warby Parker, Souvla, Rand + Statler, SF Jazz Center, SF Symphony, SF Opera House, Brass Tracks, Propeller, Fatted Calf, and Petit Crenn

### 90% SBA 504 Financing Example

Down Payment \$65,900 10%

### SBA Loan Information

			Interest	Amortization	Monthly
Bank Loan	\$329,500	50%	4.75%	25 Yrs	\$1,878.54
SBA	\$263,600	40%	4.82%	20 Yrs	\$1,713.54
				Total Loan:	\$3,592.08
				Annual	Monthly
RE Taxes (estimated at 1.1820% of Purchase Price)				\$7,789.38	\$649.12
HOA				\$2,340.00	\$195.00
				<b>Total Monthly</b>	<b>\$4,436.19</b>
				Monthly \$ PSF	\$4.17

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