

NEW CONSTRUCTION BELOW MARKET RATE ADA COMPLIANT HOMES

FOR SALE IN TRANSBAY | SF WATERFRONT | RINCON HILL

MIRA SF

(280 Spear St and 285 Main St, San Francisco)



3 “Below Market Rate” ownership homes available — one-bedroom and two-bedroom, priced from \$330,641 – \$385,168

First-time homebuyers only. Homes are sold on a first-come, first-served basis.

SPECIAL INCENTIVE: 12-MONTH HOA FEE INCENTIVE

NEW — DOUBLED

Previously marketed as a 6-month HOA fee incentive — **the incentive is now 12 months**, doubling the value to the buyer.

UNIT 408

\$9,936

12 Mos. HOA Incentive

UNIT 312

\$11,100

12 Mos. HOA Incentive

UNIT 202

\$11,100

12 Mos. HOA Incentive

AVAILABLE HOMES & PRICING

Buyers must be a first-time homebuyer — the available homes are listed below

Unit	Bed / Bath	SF	AMI	HOA	Price	Proposed 12 Mos. HOA Incentive
408	1 / 1	630	120%	\$828	\$337,931	\$9,936
312	2 / 1	826	120%	\$925	\$385,168	\$11,100
202	2 / 1	805	110%	\$925	\$330,641	\$11,100

● 285 Main Street, San Francisco, CA 94105

ACCESSIBILITY FEATURES

Units include features that meet mobility needs

(for example – grab bars, hand held shower head, tub seat, compliant counter heights, etc).

Units include features that meet communication needs

(for example – visual doorbell and fire alarm).



HOW TO APPLY

- 1 ORIENTATION** — Sign up for a free Program Orientation at HOMEOWNERSHIPSF.ORG.
- 2 EDUCATION** — Complete homebuyer workshops and individual counseling. All adult household members on the title must complete first-time homebuyer education through one of the City’s 5 approved housing counseling agencies.
- 3 FINANCING** — Get pre-approved for a mortgage loan by a MOHCD-approved lender.
- 4 SUBMIT** — Submit your application quickly through DAHLIA, the SF Housing Portal at <http://housing.sfgov.org>.

SHOWINGS AVAILABLE UPON REQUEST. For more information and assistance with your application, contact Hugh at **MIRA: (415) 717-9179** or Hugh@mirasf.com. ASL interpreters are available upon request.

Units are monitored through the San Francisco Mayor’s Office of Housing and Community Development (info@homeownershipsf.org) and are subject to owner occupancy and other restrictions. Qualified homebuyers may make additional modifications to their unit at the homebuyer’s cost, but they will also be responsible for removing such modifications upon sale, subject to resale procedures. Visit www.sfgov.org/mohcd for program information. Information about the California 529A Qualified ABLE Program can be found here: <https://www.calable.ca.gov/invest>.