

133-135-135A Saturn Street

3 UNITS IN CORONA HEIGHTS



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MULTI-UNIT. MIXED-USE. COMMERCIAL.

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133-135-135A Saturn Street

3 UNITS IN CORONA HEIGHTS

\$1,595,000

List Price

\$141,924

Projected Annual Income

11.24

GRM

\$531,667

Price Per Unit

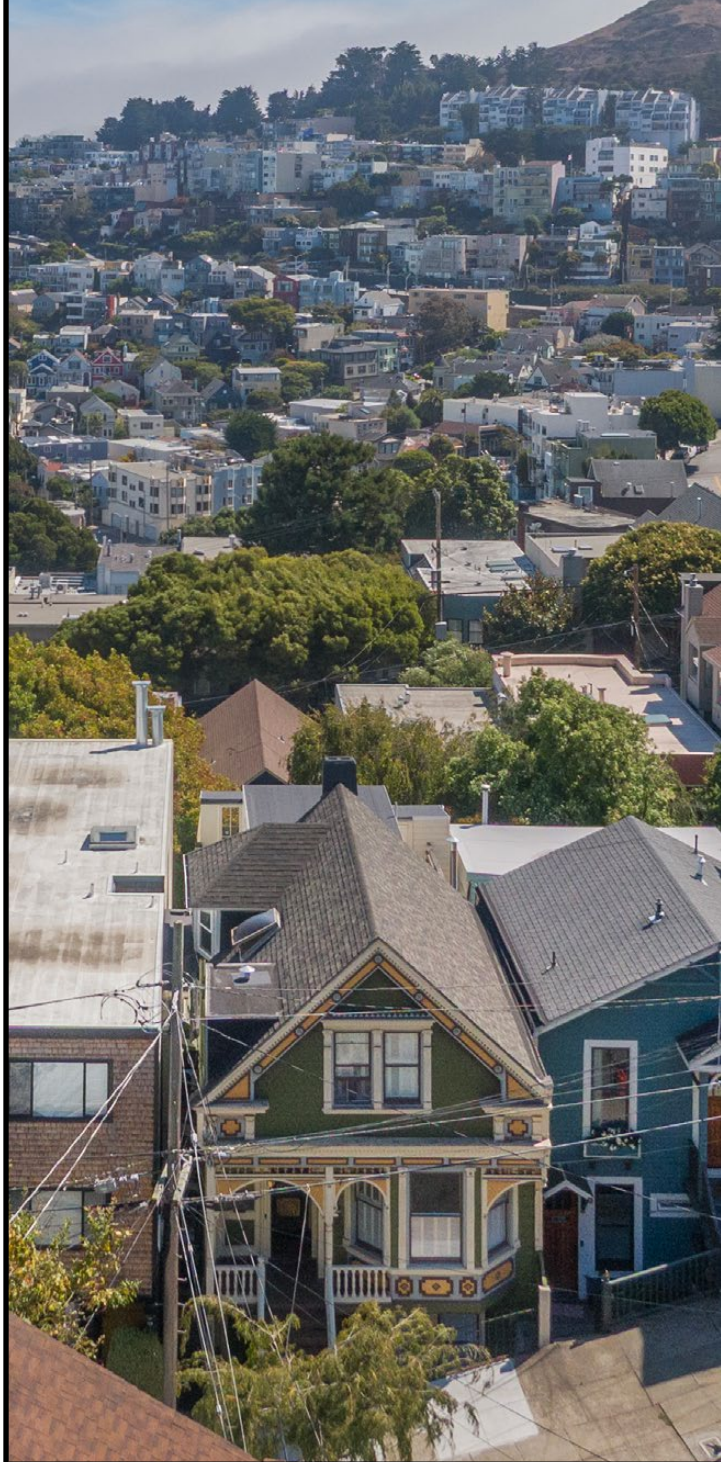
VACANT OWNER'S UNIT

SWEEPING CITY & HILLSIDE VIEWS

PRIVATE LANDSCAPED BACKYARD

WELL-MAINTAINED BUILDING

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PROPERTY SUMMARY

133-135-135A Saturn Street is a stunning three-unit Victorian situated on a picturesque block in San Francisco's Corona Heights neighborhood. Rich with architectural character and a beautifully detailed façade, the property offers a rare combination of classic San Francisco charm, expansive outlooks, and flexible living options.

The building consists of three residential units, including one delivered vacant, creating an excellent opportunity for an owner-occupier or investor. At the garden level, an additional bonus space provides added flexibility for a home office, gym, guest space, or other ancillary use. To the rear, the property opens to a lush, beautifully landscaped garden, while multiple outdoor areas take advantage of sweeping views across the surrounding hills and city.

Long-term ownership has taken exceptional care of the property, with substantial improvements completed over the years. Recent work includes a remodeled kitchen in 135 with new cabinetry, countertops, appliances and flooring; replacement of all four electrical service panels; roof maintenance and replacement of flat roof sections; and a replacement rear deck at 133.

Set on a quiet residential street in Corona Heights, the property feels tucked away while remaining remarkably central. Corona Heights Park and its trails are nearby, while the shops, restaurants, cafés, nightlife and transit of the Castro and Upper Market are just down the hill. The Castro Muni station and multiple nearby transit lines provide convenient connections throughout the city.

Property Highlights:

- Unit Mix: Three spacious 1BD/1BA units – One Unit Delivered Vacant
- Bonus Garden Rooms
- Expansive Rear Decks with Sweeping Views
- Beautifully Landscaped Rear Garden
- Extensive Capital Improvements & Thoughtful Maintenance
- Ideal Owner-Occupier or Investment Opportunity
- Updated kitchens and baths



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$1,595,000
CAP Rate:	6.41%
GRM:	11.24
Number of Units:	3
Price Per Unit:	\$531,667
Square Feet - per tax records:	2,240
Price per SqFt:	\$712
Scheduled Gross Income:	\$141,924
Less Expenses:	(\$39,652)
Net Operating Income:	\$102,272

ESTIMATED EXPENSES

New Property Taxes (1.182%)	\$18,853
Supplemental Tax Bill - Estimate:	\$1,200
Insurance - New Estimate:	\$6,000
PGE - 2025:	\$2,398
Water & Garbage - 2025:	\$6,401
Building Maintenance - Est. \$1k/unit	\$3,000
Landscape/Gardening - Estimate:	\$1,800
Total Expenses:	\$39,652
% of EGI	27.94%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT
133	1BD/1BA	11/15/25	\$3,495.00
135	1BD/1BA	Vacant	\$4,995.00
135A	1BD/1BA	2/15/10	\$2,087.02
Bonus Garden Rooms		Vacant	\$1,250.00
Monthly Rent:			\$11,827.02
Annual Rent:			\$141,924.24



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RECENT CAPITAL IMPROVEMENTS (2022-2026)

2026

- **Unit 135:** Bathroom window replaced
- **Unit 135A:** Water heater replaced

2025

- **Unit 135 Kitchen Remodel:** New cabinetry, countertops, appliances and flooring, along with updated plumbing and additional electrical circuitry
- **Electrical Upgrades:** All four electrical service panels replaced; main breakers for Units 133, 135 and 135A upgraded to 60 amps
- **Plumbing Improvements:** New kitchen water and drain lines, along with additional drain and waste-line work
- **Unit 133 Improvements:** Turnover upgrades including interior paint, dimmer switches and window shades
- **Unit 135 Improvements:** Hardwood floors refinished and interior repainted
- **Exterior & Common Areas:** Approximately 50% of sidewalk replaced and service stairway repaired
- Additional lighting, electrical, window and entry stair/handrail improvements completed

2024

- **Units 133 & 135:** Water heater improvements/replacement

2023

- **Roofing:** Flat roof sections replaced and maintenance performed on the remaining roof
- **Windows & Exterior:** Rear patio windows and portions of south wall siding replaced
- **Unit 135A:** Kitchen windows replaced
- **Common Areas:** Service walkway replaced
- **Exterior:** South and west elevations repainted

2022

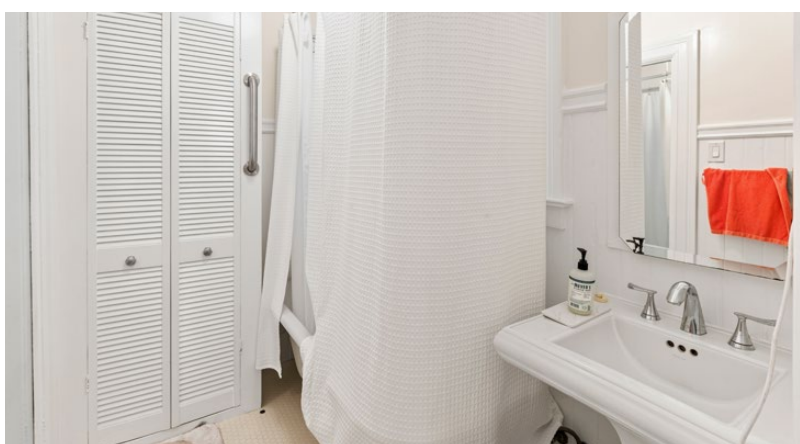
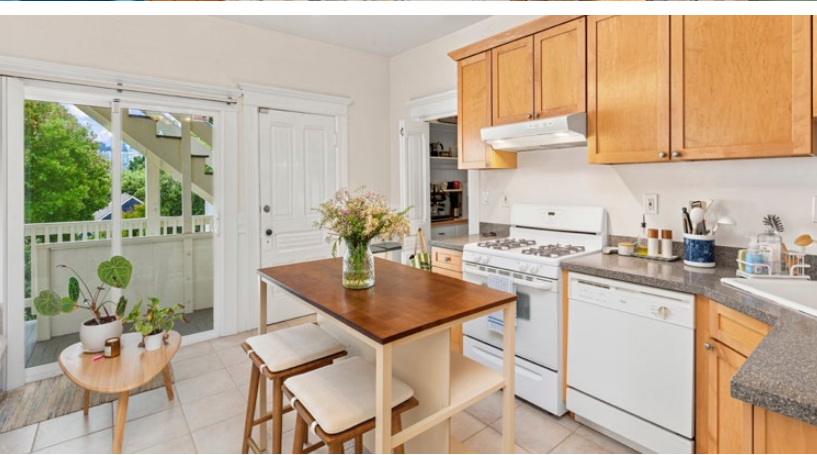
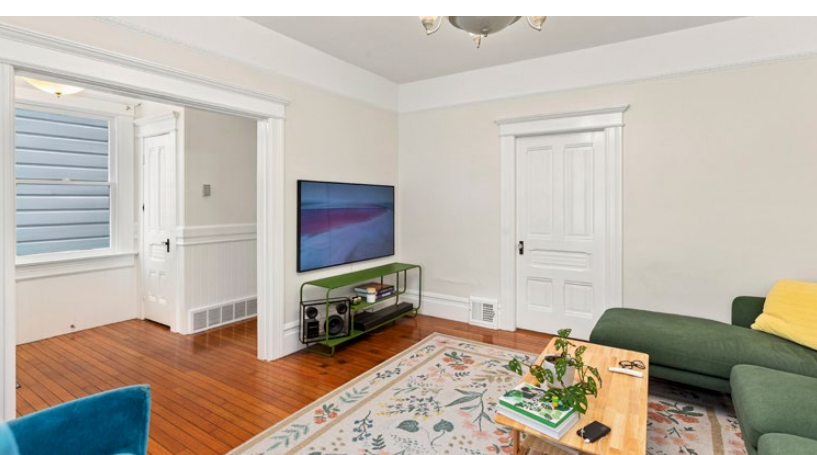
- **Unit 133:** Rear deck replaced, including new decking and railing
- **Exterior:** Rear patio windows and portions of siding replaced

INTERIOR PHOTOGRAPHY - UNIT 135 (DELIVERED VACANT)



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INTERIOR PHOTOGRAPHY - UNIT 133



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