1125 Filbert Street

3 UNITS IN RUSSIAN HILL

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MULTI-UNIT. MIXED-USE. COMMERCIAL.
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1125 Filbert Street

3 UNITS IN RUSSIAN HILL

$3,995,000

List Price

VACANT TOP-FLOOR FLAT

PANORAMIC BAY & CITY VIEWS

EXPANSIVE ROOF DECK

HIGH-QUALITY REMODEL

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PROPERTY SUMMARY

Located on an exceptional block of Russian Hill, 1125 Filbert Street is a beautifully maintained three-unit building offering stunning views, high-quality updates, and a rare owner-occupier or investment opportunity. With the top-floor residence and rooftop bonus space delivered vacant and two income-producing units, the property offers an ideal combination of immediate usability and income in one of San Francisco's most desirable neighborhoods.

The vacant top-floor two-bedroom, one-bathroom owner's unit combines classic San Francisco character with a thoughtful, high-quality remodel. Beautiful original woodwork and expansive Marvin windows frame sweeping views of Alcatraz, Coit Tower, and the Bay Bridge—views that extend to the expansive roof deck above. The updated kitchen and bath feature carefully selected finishes including Dekton countertops, a Viking oven, Kohler fixtures, Rejuvenation hardware, Shade Store window coverings, designer lighting, and marble mosaic bathroom flooring.

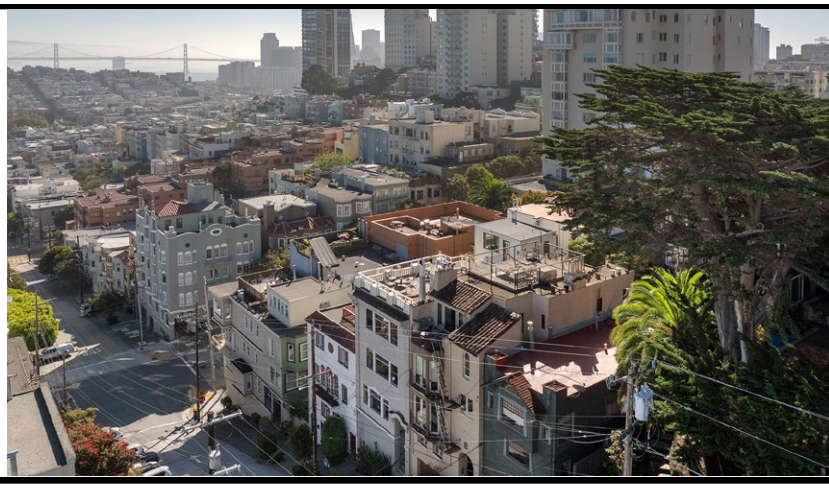
The expansive roof deck is finished with Bison IPE roof tiles and ambient outdoor lighting. An additional vacant bonus room offers flexible space for an office, studio, gym, or retreat and features engineered white oak flooring, Dekton countertops, motorized Shade Store blinds, and recessed lighting.

The middle residence is an occupied two-bedroom unit, while the lower occupied one-bedroom unit has also been beautifully remodeled, including Dekton kitchen countertops, a marble subway tile backsplash, and recessed lighting.

The property also offers potential to explore the addition of garage parking, subject to further investigation and City approval.

Property Highlights:

- Vacant Top-Floor 2BD/1BA Owner's Unit With Stunning Bay, City, & Coit Tower Views
- Two Income-Producing Units – 1BD/1BA & 2BD/1BA
- Expansive Roof Deck with Panoramic Views
- Exceptional Russian Hill Location



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	**$3,995,000**
Number of Units:	3
Price Per Unit:	$1,331,667
Square Feet - per tax records:	3,195
Price per SqFt:	$1,250
Scheduled Gross Income:	$208,320
Less Expenses:	($61,221)
Net Operating Income:	$147,099

ESTIMATED EXPENSES

Property Taxes (1.182% of Price)	$47,221
Insurance - Estimated:	$7,000
PGE - Estimated:	$0
Water - Estimated:	$3,500
Garbage - Estimated:	$2,000
Maintenance Estimate - $500/Unit:	$1,500
Total Expenses:	**$61,221**
% of EGI	29.73%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT
1	1BD/1BA	11/1/25	$3,300.00
2	2BD/1BA	3/1/15	$4,060.00
3	2BD/1BA	Vacant	$10,000.00
		Monthly:	**$17,360.00**
		Annual:	**$208,320.00**

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PHOTOGRAPHY

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PHOTOGRAPHY

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