1125 Filbert Street

3 UNITS IN RUSSIAN HILL







ALLISON CHAPLEAU
MULTI-UNIT. MIXED-USE. COMMERCIAL.
COMPASS COMMERCIAL | allisonchapleau.com

Allison Chapleau
DRE #01369080
415.516.0648
allison@allisonchapleau.com

Natalie Harty
DRE #02010250
707.888.4798
natalie.harty@compass.com

1125 Filbert Street

3 UNITS IN RUSSIAN HILL

$3,750,000

List Price

VACANT TOP-FLOOR FLAT

PANORAMIC BAY & CITY VIEWS

EXPANSIVE ROOF DECK

HIGH-QUALITY REMODEL





The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

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.

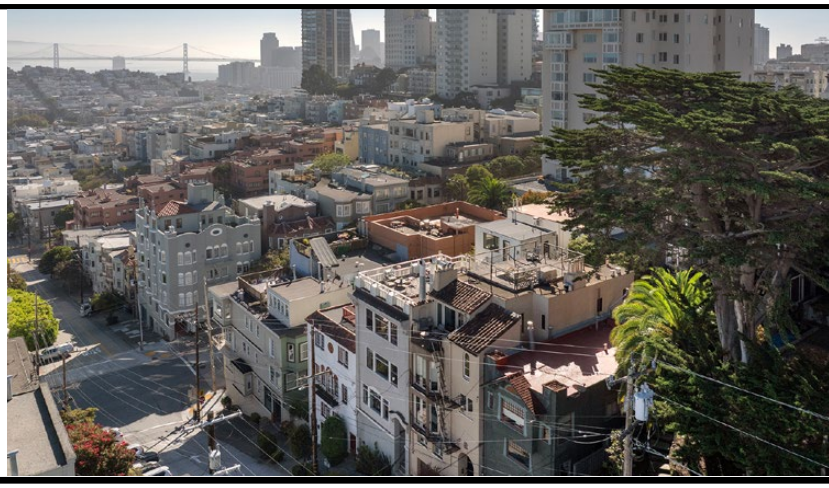
The middle residence is an occupied two-bedroom unit, while the lower occupied one-bedroom unit has also been beautifully remodeled, including Dekton kitchen countertops, a marble subway tile backsplash, and recessed lighting.

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





The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	**$3,750,000**
Number of Units:	3
Price Per Unit:	$1,250,000
Square Feet - per tax records:	3,195
Price per SqFt:	$1,174

Scheduled Gross Income:	$208,680
Less Expenses:	($58,325)
Net Operating Income:	$150,355

ESTIMATED EXPENSES

Property Taxes (1.182% of Price)	$44,325
Insurance - Estimated:	$7,000
PGE - Estimated:	$0
Water - Estimated:	$3,500
Garbage - Estimated:	$2,000
Maintenance Estimate - $500/Unit:	$1,500
Total Expenses:	**$58,325**
% 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	$4,090.00
3	2BD/1BA	Vacant	$10,000.00
		Monthly:	**$17,390.00**
		Annual:	**$208,680.00**





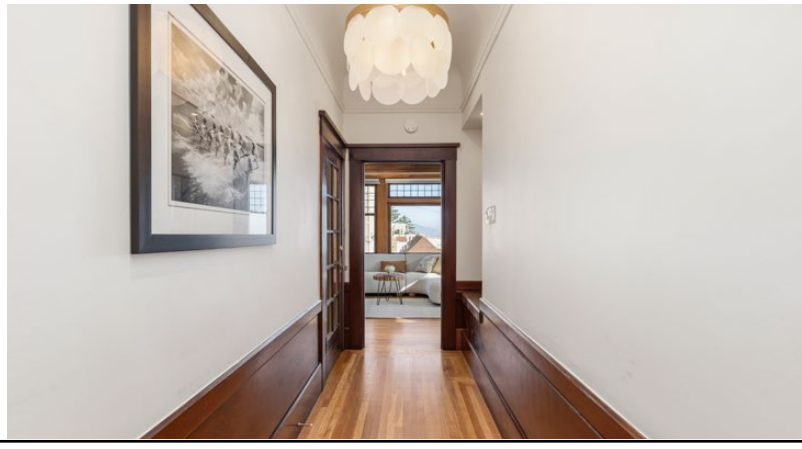
The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PHOTOGRAPHY







The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PHOTOGRAPHY

















The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial ,or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.