



1550 FILBERT STREET

12 UNITS IN COW HOLLOW - \$6,495,000

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1550 FILBERT STREET

SAN FRANCISCO, CA

\$6,495,000

List Price

\$577

Price Per SqFt

\$541,250

Price Per Unit

\$392,560

Annual Income

3.73%

Cap Rate

16.55

GRM

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PROPERTY SUMMARY

1550 Filbert Street is a trophy 12-unit apartment building located in the desirable Cow Hollow neighborhood of San Francisco. The historic building consists of 7-Studios, 5-One Bedroom Units, and 9-Car Parking. Each unit is its own individual jewel box of San Francisco charm, featuring stunning period details, hardwood floors, and tall ceilings. Many of the units have been recently upgraded with new bathrooms and kitchens. The cherry on top is the picturesque rose garden in the backyard and stellar panoramic views from the roof terrace.

The building has benefited from 30 years of meticulous care and on-site owner management. It has undergone seismic upgrading and complies with the San Francisco Soft-Story Ordinance.

The property is located in the walker's paradise of Cow Hollow, a highly sought-after neighborhood. The world-class restaurants and shops of Union, Chestnut, and Polk Streets are reachable by foot, along with Golden Gate National Recreation Area and Presidio National Park. Popular neighborhood restaurants and bars within walking distance include Balboa Cafe, Flores, Wildseed, Rose's Cafe, the Brixton, Tacolicious, and Izzy's Steakhouse. There are also excellent public transportation options within a two-block radius of the building.

- 12 Units in Cow Hollow
- 9-Car Parking
- Unit Mix: 7-Studios & 5-One Bedroom Units
- Three Units Delivered Vacant
- Soft-Story Retrofit Completed
- Total Building SqFt (per tax records): 11,265
- Price Per SqFt: \$577 | Price Per Unit: \$541,250
- Annual Income: \$392,560
- Cap Rate: 3.73% | GRM: 16.55
- Year Built: 1925

The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties 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.

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FINANCIAL OVERVIEW

FINANCIAL SUMMARY

	Current
Price:	\$6,495,000
CAP Rate:	3.73%
GRM:	16.55
Number of Units:	12
Price Per Unit:	\$541,250
Square Feet:	11,265
Price Per Foot:	\$577

ANNUAL OPERATING INCOME

	Current
Scheduled Gross Rental Income:	\$392,560
Laundry Income:	\$3,519
Less Vacancy Rate: 3.0%	(\$11,777)
Effective Gross Operating Income:	\$384,302
Less Expenses:	(\$142,338)
Net Operating Income:	\$241,964

FIRST REPUBLIC LOAN QUOTE

	Current
Purchase Price:	\$6,495,000
Down Payment: 42%	\$2,727,900
First Loan: 58%	\$3,767,100
Interest Rate (5 yr fixed):	3.05%
Amortization:	30
Monthly Payment:	\$15,984
Annual Debt Service:	\$191,808
Net Cash Flow Before Debt Service	\$240,858
Debt Coverage Ratio:	1.26
Net Cash Flow After Debt Service:	\$50,156
Cash on Cash Return:	0.77%

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INCOME & EXPENSES

RENT ROLL

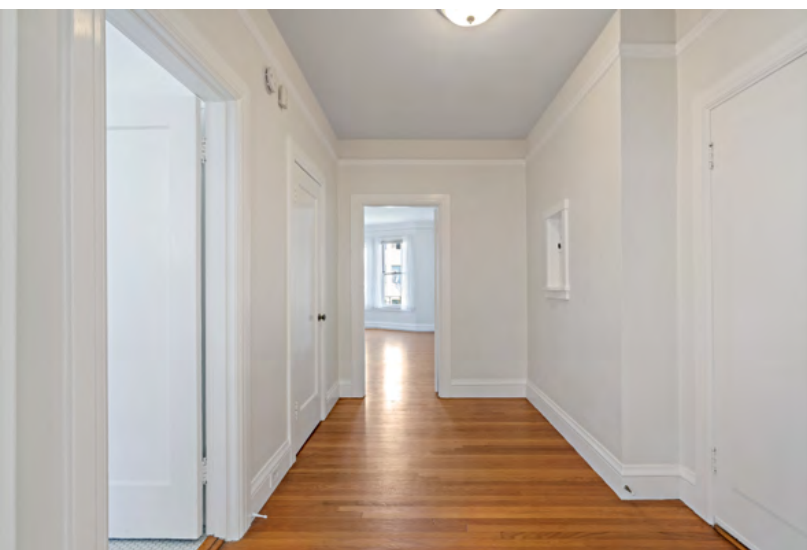
Unit	Move-In Date	Unit Type	Est. SqFt	Current Rent	Market Rent
1	8/5/1986	Studio	725	\$1,141.65	\$3,000.00
2	9/15/2020	Studio	725	\$3,000.00	\$3,000.00
3	11/1/2008	Studio	725	\$1,918.80	\$3,000.00
4	4/1/1990	1BD	800	\$1,445.45	\$3,700.00
5	8/15/2019	1BD	800	\$3,700.00	\$3,700.00
6	8/7/2001	Studio	725	\$1,705.60	\$3,000.00
7	2016	1BD	825	\$3,600.00	\$3,700.00
8	Vacant	Studio	725	\$3,000.00	\$3,000.00
9	Vacant	1BD	800	\$3,700.00	\$3,700.00
10	2/15/2020	Studio	725	\$3,000.00	\$3,000.00
11	Vacant	1BD	800	\$3,700.00	\$3,700.00
12	4/21/2006	Studio	725	\$1,676.80	\$3,000.00
Garage 1	Included in rent			—	—
Garage 2	Vacant			\$300.00	\$300.00
Garage 3	Included in rent			—	—
Garage 4	Included in rent			—	—
Garage 5	Tenant			\$150.00	\$300.00
Garage 6	Included in rent			—	—
Garage 7	Tenant			\$325.00	\$325.00
Garage 8	Included in rent			—	—
Garage 9 (Separate)	Tenant			\$350.00	\$350.00
		Monthly Totals:		\$32,713.30	\$40,775.00
		Annual Totals:		\$392,559.60	\$489,300.00

ESTIMATED ANNUAL EXPENSES

		Current
New Property Taxes	1.198%	\$77,836
Insurance		\$6,449
Utilities		\$30,794
AT&T/Intercom		\$2,044
Maintenance - Estimated \$500/unit		\$6,000
Management Fee	5%	\$19,157
Total Expenses:		\$142,280
% of EGI		37.14%

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INTERIOR PHOTOS



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