

## 670 St Anns Ave, Bronx NY 10455

No.	tenant	BED	RENT	PROJECTED	PROGRAM	Lease EXP
1A	Isha	2BR 1 Bath	\$2,885	\$2,918	VACANT	9/30/2025
1B	Fra	3BR 1 Bath	\$3,606	\$3,643	CityFheps	11/30/2025
2A	Ocv	4BR 2 Bath	\$3,606	\$3,910	NYCHA 58	3/31/2025
2B	Joh	4BR 1 Bath	\$3,606	\$3,910	CityFheps	1/31/2025
3A	Jen	4BR 2 Bath	\$3,606	\$3,910	NYCHA 58	11/30/2025
3B	Don	4BR 1 Bath	\$3,606	\$3,910	NYCHA 58	7/31/2025
4A	RE-	4BR 2 Bath	\$3,606	\$3,910	NYCHA 58	at-will
4B	RE-	4BR 1 Bath	\$3,606	\$3,910	HPD 58	at-will
5A	Sier	4BR 2 Bath	\$3,744	\$3,910	CVR	11/30/2025
5B	Rod	4BR 1 Bath	\$3,606	\$3,910	NYCHA 58	12/31/2025
Monthly		37	\$35,477	\$37,841		
<b>Total Annual Income</b>			\$425,724	\$454,092		
NOI			\$301,962	\$330,330		
Purchase Price			\$3,500,000	\$3,500,000		
CAP RATE			8.63%	9.44%		