



Property Tax Bill Quarterly Statement

Activity through February 20, 2015

Owner name: B.C.R.E. - 90 WEST STREET LLC
Property address: 90 WEST ST.
Borough, block & lot: MANHATTAN (1), 00056, 0004

Mailing address:
B.C.R.E. - 90 WEST STREET LLC
BRACK CAPITAL REAL ESTATE
885 3RD AVE. FL. 24
NEW YORK, NY 10022-4834

Statement Billing Summary

Previous charges	\$659.23
Amount paid	\$0.00
Interest	\$29.91
Unpaid charges, if any	\$689.14
Current charges	\$500.00
Total amount due by April 1, 2015	\$1,189.14

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3615



Please include this coupon if you pay by mail or in person. 1-00056-0004

Pay today the easy way
nyc.gov/payonline

Total amount due by April 1, 2015

\$1,189.14

Amount enclosed:

#8606753 150220015#

B.C.R.E. - 90 WEST STREET LLC
BRACK CAPITAL REAL ESTATE
885 3RD AVE. FL. 24
NEW YORK NY 10022-4834

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680



Previous Charges	Due Date	Amount
Total previous charges including interest and payments		\$689.14

Current Charges	Activity Date	Due Date	Amount
Bldg-Elevator 10005600004		04/01/2015	\$500.00
Total current charges			\$500.00

Annual Property Tax Detail

Tax class 2 - Residential, More Than 10 Units	Tax rate			
Current tax rate	12.8550%			
Estimated market value \$86,256,000	Billable assessed value	Tax rate		Taxes
Tax before exemptions and abatements	\$31,458,164	X 12.8550%	=	\$4,043,947
Resid-Conv. Low Manh	\$-26,958,164			\$-3,465,472
Tax before abatements				\$578,475
Residential Conversion Abatement				\$-578,475
Annual property tax				\$0

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2015. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

Greener, Greater, Building Plan Compliance Notification
 This property is required to benchmark energy and water consumption for calendar year 2014 by May 1, 2015 in accordance with Local law 84 of 2009. For a detailed explanation of the requirements, please visit www.nyc.gov/LL84.

The property is also be required to complete Energy Audits and Retro-Commissioning by December 31, 2015 in accordance with Local Law 87 of 2009 if your property is on a tax block that ends in the number "5". To find your tax block, visit www.nyc.gov/BBL. For a detailed explanation of the requirements, please visit www.nyc.gov/LL87.

Home banking payment instructions:

1. **Log** into your bank or online bill pay website
2. **Add** the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 1-00056-0004. You may also need to enter the address for the Department of Finance. The address is P.O. Box 680, Newark, NJ 07101-0680.
3. **Schedule** your online payment using your checking or savings account

Did your mailing address change?

If so, please visit us at nyc.gov/changemailingaddress or call **311**.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

