

# Property Tax Bill

## Quarterly Statement

Activity through June 1, 2019

**Owner name:** MASTER III FC / BCR HOLDINGS, INC.  
 FOREST CITY MASTER ASSOCIATES III,

**Property address:** 5409 100TH ST.

**Borough, block & lot:** QUEENS (4), 01937, 0001

**Mailing address:**

C/O FC FACILITATOR LLC  
 FOREST CITY MASTER ASSOCIATES III, LLC  
 127 PUBLIC SQ. STE 2410  
 CLEVELAND OH 44114-1218

### Statement Billing Summary

<b>Unpaid charges, if any</b>	<b>\$0.00</b>
Current charges	\$686,913.59
<b>Total amount due by July 1, 2019</b>	<b>\$686,913.59</b>
<b>Total property tax amount due July 1, 2019 from      Northmarq Capital, Inc.</b>	<b>\$686,712.59</b>
<b>You, the property owner</b>	<b>\$201.00</b>
Amount of property tax not due July 1, 2019 but that Northmarq Capital, Inc. can pre-pay	\$710,633.88
<b>If Northmarq Capital, Inc. wants to pay all property tax owed      by July 1, 2019 please pay</b>	<b>\$1,390,240.13</b>
If Northmarq Capital, Inc. pays all property tax owed by July 1, 2019 you would save	\$7,106.34
Charges you can pre-pay	\$2,960.00
<b>Total amount you may pay by July 1, 2019</b>	<b>\$3,161.00</b>

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**Department of  
 Finance**

Please include this coupon if you pay by mail or in person. 4-01937-0001

**Pay today the easy way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

<b>Total amount due by July 1, 2019 if you still have a mortgage</b>	<b>\$201.00</b>
<b>Total amount due by July 1, 2019 if you no longer have a mortgage</b>	<b>\$686,913.59</b>
<b>Amount you may pay by July 1, 2019 if you choose to pay early</b>	<b>\$3,161.00</b>
<b>If you no longer have a mortgage and want to pay everything, please pay</b>	<b>\$1,393,401.13</b>

Amount enclosed:

#926332419060101#

C/O FC FACILITATOR LLC  
 FOREST CITY MASTER ASSOCIATES III, LLC  
 127 PUBLIC SQ. STE 2410  
 CLEVELAND OH 44114-1218

**Make checks payable & mail payment to:**

NYC Department of Finance  
 P.O. Box 680  
 Newark NJ 07101-0680

<b>Previous Charges</b>	<b>Amount</b>
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<b>Total previous charges including interest and payments</b>	<b>\$0.00</b>
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<b>Current Charges</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		07/01/2019	\$710,633.88
SCRIE Credit Applied	06/01/2019		\$-23,531.44
Drie Credit Applied	06/01/2019		\$-389.85
Tax Commission Fee- Fee		07/01/2019	\$175.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
HPD-Property Registration Fee- Chg		07/01/2019	\$13.00
<b>Total current charges</b>			<b>\$686,913.59</b>

<b>Tax Year Charges Remaining</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Finance-Property Tax		01/01/2020	\$710,633.88
<b>Rent Stabilization fee \$10/apt.</b>	<b># Apts</b>		<b>RS fee identifiers</b>
Rent Stabilization Fee- Chg	149	01/01/2020	42431300
Rent Stabilization Fee- Chg	147	01/01/2020	42431400
<b>Total tax year charges remaining</b>			<b>\$713,593.88</b>
If you pay everything you owe by July 1, 2019, you would save:			\$7,106.34

<b>Annual Property Tax Detail</b>
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Tax class 2 - Residential More Than 10 Units	<b>Overall</b>
Current tax rate	<b>Tax Rate</b>
<b>Estimated Market Value \$27,113,000</b>	12.6120%
<b>Billable Assessed Value</b>	<b>Taxes</b>
	<b>\$11,269,170</b>
<b>Taxable Value</b>	$$11,269,170 \times 12.6120\%$
<b>Tax Before Abatements and STAR</b>	<b>\$1,421,267.76</b>
<b>Annual property tax</b>	<b>\$1,421,267.76</b>

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**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: 4-01937-0001 . 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](http://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.



**NEW LAW:** To learn about Local Law 147, which requires residential buildings with three or more units to create a policy on smoking and to share it with current and prospective tenants, visit [www.nyc.gov/health/tobaccocontrol](http://www.nyc.gov/health/tobaccocontrol).

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311.

The Housing Maintenance Code requires that all residential buildings with three or more dwelling units register annually with HPD regardless of whether the owner resides at the property. One- and two-family dwellings are only required to register annually where neither the owner nor any family member occupies the dwelling. For questions or issues regarding registration, please call HPD at 212-863-7000 or e-mail HPD at [register@hpd.nyc.gov](mailto:register@hpd.nyc.gov).

