Department of Finance

Property Tax Bill
Quarterly Statement
Activity through June 6, 2020

Owner name: KEW GARDENS HILLS, LLC
Property address: 150-18 72ND DR.
Borough, block & lot: QUEENS (4), 06702, 0001

Mailing address:
AE REAL ESTATE HOLDINGS, LLC
KEW GARDENS HILLS, LLC
1065 AVENUE OF THE AMERIC SUITE 1065
NEW YORK NY 10018

Outstanding Charges	$0.00
New Charges	$212,616.25
Amount Due	**$212,616.25**

Please pay by July 1, 2020

PTS - LD
1400.01
40 - 1 - 2
187190

Department of Finance

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 4-06702-0001

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2020 if you still have a mortgage	$3,964.57
Total amount due by July 1, 2020 if you no longer have a mortgage	$212,616.25
Amount you may pay by July 1, 2020 if you choose to pay early	$6,664.57
If you no longer have a mortgage and want to pay everything, please pay	$461,184.51

Amount enclosed:

#938901520060601#

AE REAL ESTATE HOLDINGS, LLC
KEW GARDENS HILLS, LLC
1065 AVENUE OF THE AMERIC SUITE 1065
NEW YORK NY 10018

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9389015200606 01 4067020001 0000021261625 0000000666457 200701312021000 1

Previous Charges	Amount
Total previous charges including interest and payments	**$0.00**

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2020	$248,351.78
Payment	06/06/2020	M & T Bank (NYC)	$-14,631.38
SCRIE Credit Applied	06/06/2020		$-14,237.40
Drie Credit Applied	06/06/2020		$-10,831.32
HPD-Emergency Repair- Chg		07/01/2020	$98.75
HPD-Emergency Repair- Fee		07/01/2020	$49.38
HPD-Emergency Repair- Tax		07/01/2020	$8.76
HPD-Emergency Repair- Chg		07/01/2020	$1,125.00
HPD-Emergency Repair- Fee		07/01/2020	$562.50
HPD-Emergency Repair- Tax		07/01/2020	$99.84
HPD-Emergency Repair- Chg		07/01/2020	$300.00
HPD-Emergency Repair- Fee		07/01/2020	$150.00
HPD-Emergency Repair- Tax		07/01/2020	$26.63
HPD-Emergency Repair- Chg		07/01/2020	$8.00
HPD-Emergency Repair- Fee		07/01/2020	$4.00
HPD-Emergency Repair- Tax		07/01/2020	$0.71
HPD-Property Registration Fee- Fee		07/01/2020	$13.00
HPD-Property Registration Fee- Fee		07/01/2020	$13.00
HPD-Property Registration Fee- Fee		07/01/2020	$13.00
HPD-Property Registration Fee- Fee		07/01/2020	$13.00
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HPD-Property Registration Fee- Fee		07/01/2020	$13.00
HPD-Property Registration Fee- Fee		07/01/2020	$13.00
HPD-Property Registration Fee- Fee		07/01/2020	$13.00
HPD-Inspection Fee (Non Hhw)- Chg		07/01/2020	$200.00
HPD-Inspection Fee (Non Hhw)- Chg		07/01/2020	$200.00
HPD-Inspection Fee (Non Hhw)- Chg		07/01/2020	$200.00
HPD-Inspection Fee (Non Hhw)- Chg		07/01/2020	$200.00

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: 4-06702-0001 . 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** 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.

Current Charges	Activity Date	Due Date	Amount
HPD-Inspection Fee (Non Hhw)- Chg		07/01/2020	$200.00
HPD-Inspection Fee (Non Hhw)- Chg		07/01/2020	$200.00
Tax Commission Fee- Fee		07/01/2020	$175.00
Total current charges			**$212,616.25**

Tax Year Charges Remaining	Activity Date	Due Date		Amount
Finance-Property Tax		01/01/2021		$248,351.78
Rent Stabilization *	**# Apts**		**RS fee identifiers**	
Rent Stabilization Fee- Chg	22	01/01/2021	40959200	$440.00
Rent Stabilization Fee- Chg	23	01/01/2021	40959300	$460.00
Rent Stabilization Fee- Chg	22	01/01/2021	40959800	$440.00
Rent Stabilization Fee- Chg	23	01/01/2021	40960400	$460.00
Rent Stabilization Fee- Chg	22	01/01/2021	40962000	$440.00
Rent Stabilization Fee- Chg	23	01/01/2021	40962200	$460.00
Total tax year charges remaining				**$251,051.78**
If you pay everything you owe by July 1, 2020, you would save:				$2,483.52

Overpayments/Credits	Activity Date	Due Date		Amount
Credit Balance		07/01/2018		$-7,315.69
Credit Applied	06/06/2020			$7,315.69
Credit Balance		01/01/2019		$-7,315.69
Credit Applied	06/06/2020			$7,315.69
			Total credit applied	$14,631.38
Total overpayments/credits remaining on account				**$0.00**

Annual Property Tax Detail

	Overall Tax Rate	Taxes
Tax class 2 - Residential More Than 10 Units		
Current tax rate	12.4730%	
Estimated Market Value $9,778,000		
Billable Assessed Value	**$3,982,230**	
Taxable Value	$3,982,230 x 12.4730%	
Tax Before Abatements and STAR	$496,703.56	**$496,703.56**
Annual property tax		**$496,703.56**

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

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

If you own income-producing property, you must file a Real Property Income and Expense (RPIE) statement or a claim of exclusion unless you are exempt by law. You must also file information about any ground or second floor commercial units on the premises, even if you are exempt from filing an RPIE statement. The deadline to file is July 1, 2020. RPIE filers whose properties have an actual assessed value of $750,000 or greater will be required to file an addendum containing rent roll information. The deadline to file this addendum is September 1, 2020. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. Visit www.nyc.gov/rpie for more information.

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

Under New York City Housing Maintenance Code Article 4, Subchapter 2, the HPD-Property Registration Fee must be paid and the appropriate form must additionally be submitted to the Department of Housing Preservation and Development (HPD) in order to complete the required annual property registration for this property and have the building validly registered with HPD. For more information about registering your property with HPD, you may access the website https://www1.nyc.gov/site/hpd/owners/compliance-register-your-property.page or contact HPD s Registration Assistance Unit via email to: register@hpd.nyc.gov or by calling 212-863-7000.

One City Built to Last, Compliance Notification

Local Law 33/18 - Disclosure of Energy Efficiency Scores and Grades

This property may be required to post an energy efficiency grade near each public entrance to the building. The energy efficiency grade must be displayed within 30 days after it is made available to the owner by the NYC Dept. of Buildings.

For information on Local Law 33, please visit https://www1.nyc.gov/site/buildings/business/benchmarking.page

For free assistance and answers to your questions regarding the local laws listed above, please email the NYC Sustainability Help Center at Help@NYCsustainability.org or call (212) 566-5584.