

Owner name: BEDFORD-WCR LLC Property address: 118 E. 40TH ST.

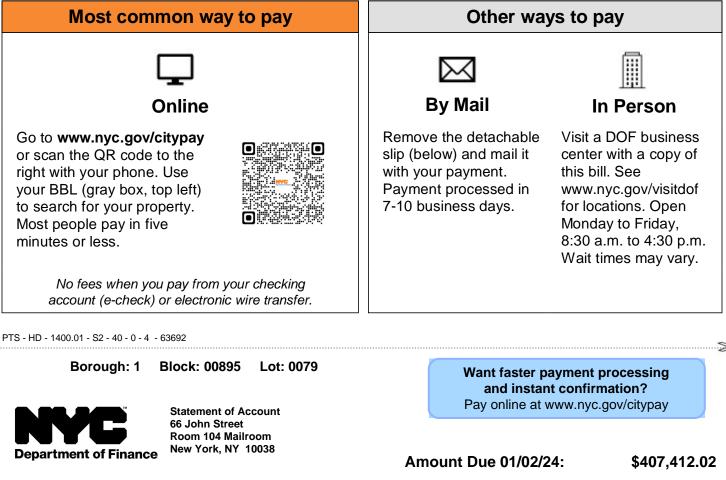
Borough	Block	Lot
MANHATTAN (1)	895	79

Property Tax Bill Quarterly Statement

Activity through November 18, 2023

How much do I owe?	
Outstanding charges	\$0.00
New charges	\$407,412.02
Total amount due by January 2, 2024	\$407,412.02

Ways to pay:



Amount Enclosed:

#806434523111801# **BEDFORD-WCR LLC** 501 5TH AVE. FL. 15 NEW YORK NY 10017-7860

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



Billing Summary			Amount
Outstanding charges (Sum of unpaid balance and interest fees from billing periods)		\$0.00	
New charges (Sum of new property taxes and other charges-see below for details)		\$407,412.02	
AMOUNT DUE BY JANUA	ARY 2, 2024		\$407,412.02
Your property details:		How we calculate your annual taxes:	
Estimated market value:	\$21,140,000	Billable assessed value:	\$9,513,000.00
Tax class:	4 - Commercial Or Industrial	times the current tax rate:	x 10.5920%
Prior year tax rate:	10.6460%	minus abatements and/or STAR:	- \$187,655.88
Current tax rate:	10.5920%	Annual property tax:	\$819,961.08
Abatements and/or STAR:			
Ind Com Abatement	\$187,655.88		

Activity for This Billing Period

Department of Finance charges

The charges below include property tax and other property-related charges. If you have questions, contact DOF at www.nyc.gov/dofcustomerservice.

	Activity Date	
Finance-Property Tax	\$412,549.06	
Adopted Tax Rate	01/01/2024 \$-5,137.04	
Department of Finance Total	\$407,412.02	



Messages for You:

Visit www.nyc.gov/taxbill to update your mailing address, register to receive property tax receipts by email, or learn about the interest rate charged on late payments.

Home banking payment instructions: Log into your bank or bill pay website and add "NYC DOF Property Tax" as the payee. Your account number is your BBL number: 1-895-79. Our address is PO Box 680, Newark, NJ 07101-0680.

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.



Additional Messages for You:

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 storefront units on the premises, even if you are exempt from filing an RPIE statement. RPIE filers whose properties have an actual assessed value of \$750,000 or greater will be required to file rent roll information. The deadline to file is June 3, 2024. 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.

Climate Mobilization Act, Compliance Notification

Benchmarking Energy and Water Use: This property may be required to benchmark its energy and water consumption for calendar year 2023 by May 1, 2024, in accordance with NYC Benchmarking Law 84 of 2009, amended by Local Law 133 of 2016. For a detailed explanation of the requirements, please visit https://www.nyc.gov/site/buildings/codes/benchmarking.page.

Disclosure of Energy Efficiency Scores and Grades: If your property is listed on the CBL for benchmarking compliance, it will be assigned an energy efficiency grade by the Department of Buildings per Local Law 33 of 2018. For more information, visit <u>https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page</u>.

Energy Audits and Retro-Commissioning: This property may be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. For more information, visit <u>https://www.nyc.gov/site/buildings/codes/energy-audits-retro-commissioning.page</u>.

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, which sets carbon emission limits or prescriptive requirements for buildings, with the first report due on May 1, 2025. For more information, visit <u>www.nyc.gov/dobghgemissions</u>.

NYC Accelerator is a free resource for building stakeholders that provides them with personalized assistance to help with Local Law 97 compliance and emissions reductions and connects them with financing opportunities and service providers. Please visit <u>www.accelerator.nyc/help</u> or call (212) 656-9202.