



Property Tax Bill Quarterly Statement

Activity through June 6, 2020

Owner name: OAC 550 OWNER LLC
Property address: 550 MADISON AVE.
Borough, block & lot: MANHATTAN (1), 01291, 0010

Mailing address:
C/O OLAYAN AMERICA
OAC 550 OWNER LLC
505 PARK AVE. FL. 10
NEW YORK NY 10022-1106

Outstanding Charges	\$0.00
New Charges	\$9,727,197.37
Amount Due	\$9,727,197.37

Please pay by July 1, 2020

PTS - HD
1400.01
40 - 0 - 4
103682



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 1-01291-0010

Pay Today The Easy Way
nyc.gov/payonline

Total amount due by July 1, 2020
If you want to pay everything you owe by July 1, 2020 please pay

\$9,727,197.37
\$19,354,492.76

Amount enclosed:

#810415120060601#

C/O OLAYAN AMERICA
OAC 550 OWNER LLC
505 PARK AVE. FL. 10
NEW YORK NY 10022-1106

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

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	\$9,667,697.50
East Mid-Manhat BID- Chg		07/01/2020	\$56,274.87
Bldg-Elevator- Chg 1035769		07/01/2020	\$2,000.00
Fire-Prevention Inspection- Chg 000000069471		07/01/2020	\$840.00
Fire-Prevention Inspection- Chg 000000069121		07/01/2020	\$210.00
Tax Commission Fee- Fee		07/01/2020	\$175.00
Total current charges			\$9,727,197.37

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2021	\$9,667,697.50
East Mid-Manhat BID- Chg		01/01/2021	\$56,274.87
Total tax year charges remaining			\$9,723,972.37
If you want to pay everything you owe by July 1, 2020 please pay			\$19,354,492.76
If you pay everything you owe by July 1, 2020, you would save:			\$96,676.98

Annual Property Tax Detail

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial	10.5370%	
Current tax rate		
Estimated Market Value \$434,256,000		
Billable Assessed Value	\$183,500,000	
Taxable Value	\$183,500,000 x 10.5370%	
Tax Before Abatements and STAR	\$19,335,395.00	\$19,335,395.00
Annual property tax		\$19,335,395.00

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

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: 1-01291-0010 . 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.



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

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.

