

Owner name: ICP GERARD LLC
Property address: 1098 GERARD AVE.

Borough BRONX (2)	Block 2478	Lot 18
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$5,989.70
Total amount due by January 2, 2024	\$5,989.70

Ways to pay:

Most common way to pay	Other ways to pay	
 Online <p>Go to www.nyc.gov/citypay or scan the QR code to the right with your phone. Use your BBL (gray box, top left) to search for your property. Most people pay in five minutes or less.</p>  <p><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	 By Mail <p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	 In Person <p>Visit a DOF business center with a copy of this bill. See www.nyc.gov/visitdof for locations. Open Monday to Friday, 8:30 a.m. to 4:30 p.m. Wait times may vary.</p>

PTS - LD - 1400.01 - C2 - 40 - 0 - 2 - 4643

Borough: 2 Block: 02478 Lot: 0018

Want faster payment processing and instant confirmation?
Pay online at www.nyc.gov/citypay

NYC
Department of Finance

Statement of Account
66 John Street
Room 104 Mailroom
New York, NY 10038

Amount Due 01/02/24: \$5,989.70

Amount Enclosed:

#840476623111801#
ICP GERARD LLC
C/O: INTERVEST CAPITAL PARTNER
425 PARK AVE. FL. 35
NEW YORK NY 10022-3506

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)	\$5,989.70
AMOUNT DUE BY JANUARY 2, 2024	\$5,989.70

Your property details:

Estimated market value:	\$3,091,000
Tax class:	2 - Residential More Than 10 Units
Prior year tax rate:	12.2670%
Current tax rate:	12.5020%
Abatements and/or STAR:	
Mcl	\$106,299.36
J51 Abatement	\$10,827.76

How we calculate your annual taxes:

Billable assessed value:	\$1,193,670.00
times the current tax rate:	x 12.5020%
minus abatements and/or STAR:	- \$117,127.12
Annual property tax:	\$32,105.52

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.

	<u>Activity Date</u>	
Finance-Property Tax		\$20,064.08
Adopted Tax Rate	01/01/2024	\$2,805.12
J51 Abatement	10/07/2023	\$-5,413.88
Payment	10/07/2023	\$-1,719.25
Payment	10/14/2023	\$-5,413.88
SCRIE Credit Applied	11/10/2023	\$-4,332.49
Restore Taxes		\$1,719.25
Payment	09/22/2023	\$-1,719.25

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: 2-2478-18. 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.





Department of Finance

November 18, 2023
Icp Gerard LLC
1098 Gerard Ave.
2-02478-0018
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Department of Finance charges, continued

Payment Adjusted	10/07/2023	\$1,719.25
Payment	10/16/2023	\$-1,719.25

Department of Finance Total	\$5,989.70
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Department of Health and Mental Hygiene charges

The New York City Department of Health and Mental Hygiene (DOHMH) issues fees for cleaning and sanitation, extermination, inspection, and rodent stoppage and proofing. For more information about any charges listed below, contact DOHMH.

	<u>Activity Date</u>	
Payment	09/22/2023	\$-62.50
Health-Extermination- Tax		\$5.54
Payment	09/22/2023	\$-5.54
Health-Extermination- Chg		\$62.50

Department of Health and Mental Hygiene Total	\$0.00
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Department of Housing Preservation and Development charges

For more information about New York City Department of Housing Preservation & Development charges, visit www.nyc.gov/hpdcharges.

	<u>Activity Date</u>	
HPD-Emergency Repair- Chg		\$400.00
Payment	09/22/2023	\$-400.00
Payment	09/22/2023	\$-200.00
HPD-Emergency Repair- Tax		\$235.50
Payment	09/22/2023	\$-35.50
HPD-Emergency Repair- Chg		\$92.30
Payment	09/22/2023	\$-92.30
Payment	09/22/2023	\$-46.15
HPD-Emergency Repair- Tax		\$54.34
Payment	09/22/2023	\$-8.19
HPD-Emergency Repair- Chg		\$50.00
Payment	09/22/2023	\$-50.00
Payment	09/22/2023	\$-25.00
HPD-Emergency Repair- Tax		\$29.44
Payment	09/22/2023	\$-4.44

Department of Housing Preservation and Development Total	\$0.00
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Overpayments/Credits

In most cases, if you have an overpayment or credit on your account, it will be applied to your unpaid property taxes. If your taxes are paid in full, you can request to receive a refund or apply your credit to a different charge or account. For general information about overpayments and credits, visit www.nyc.gov/propertytaxrefund. For more details about your account, visit www.nyc.gov/nycproperty.

Credit Balance	\$-5,413.88
Credit Applied	\$5,413.88
Total Overpayments/Credits Remaining	\$0.00

Summary of Future Account Activity

For more details about your account activity for the rest of the tax year, visit www.nyc.gov/nycproperty.

	<u>Due Date</u>	<u>Activity Date</u>	
HPD-Emergency Repair- Chg	04/01/2024		\$56.00
Payment		10/16/2023	\$-56.00
HPD-Emergency Repair- Fee	04/01/2024		\$28.00
Payment		10/16/2023	\$-28.00
HPD-Emergency Repair- Tax	04/01/2024		\$4.97
Payment		10/16/2023	\$-4.97
HPD-Emergency Repair- Chg	04/01/2024		\$2,024.00
Payment		10/16/2023	\$-2,024.00
HPD-Emergency Repair- Fee	04/01/2024		\$1,012.00
Payment		10/16/2023	\$-1,012.00
HPD-Emergency Repair- Tax	04/01/2024		\$179.63
Payment		10/16/2023	\$-179.63

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.

Under the New York City Housing Maintenance Code ("HMC") Article 8, Subchapter 5, certain charges and fees imposed by the Department of Housing Preservation and Development ("HPD") that appear on this statement are enforced as tax liens. **If you fail to pay these HPD charges or fees by their due date, interest will be assessed, and the charges or fees will be subject to tax enforcement.** Under HMC §§27-2129, 27-2146 and the Rules of the City of New York (Title 28, Chapter 17), you may challenge an Emergency Repair or Demolition charge, an Alternative Enforcement Program (aka AEP) charge or fee, or an HPD inspection fee (authorized by HMC §27-2115(f)(8) or (k)(1)), by sending a written objection addressed to HPD's Research and Reconciliation Unit ("R & R"). **A written objection must be received by R & R before the date that the charge or fee becomes due and payable; otherwise, it will not be reviewed by HPD.** For more information on challenging a charge or fee, contact R & R at (212) 863-6020 or by e-mail at hpderrp@hpd.nyc.gov.



Additional Messages for You:

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 <https://www.nyc.gov/site/buildings/property-or-business-owner/energy-grades.page>.

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 <https://www.nyc.gov/site/buildings/codes/energy-audits-retro-commissioning.page>.

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 www.nyc.gov/dobghgemissions.

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 www.accelerator.nyc/help or call (212) 656-9202.

