



Property Tax Bill Quarterly Statement

Activity through February 22, 2020

Owner name: CAPITAL SOLUTIONS USA, LLC
Property address: 282 TROY AVE.
Borough, block & lot: BROOKLYN (3), 01388, 0041

Mailing address:
CAPITAL SOLUTIONS USA, LLC
14130 72ND AVE.
FLUSHING NY 11367-2332

Outstanding Charges \$144,807.86

New Charges \$0.00

Amount Due \$144,807.86

Please pay by April 1, 2020

Visit us at nyc.gov/finance or call 311 for more information.

PTS - LD
1400.01
40 - 0
45600

WARNING: Finance will sell a lien on your property unless you resolve outstanding property tax and/or water sewer charges by **May 14, 2020**. Please contact Finance's Tax Lien Ombudsperson at (212) 440-5408.



**Department of
Finance**

Total amount due by April 1, 2020

Please include this coupon if you pay by mail or in person. 3-01388-0041

\$144,807.86

Amount enclosed:

#885819020022201#

CAPITAL SOLUTIONS USA, LLC
14130 72ND AVE.
FLUSHING NY 11367-2332

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

| Billing Summary | Activity Date | Due Date | Amount |
|---|---------------|----------|---------------------|
| Outstanding charges including interest and payments | | | \$144,807.86 |
| Total amount due | | | \$144,807.86 |

Annual Property Tax Detail

| | | |
|---|----------------------|--------------------|
| Tax class 2A - 4-6 Unit Residential Rental Bldg | Overall | |
| Current tax rate | Tax Rate | |
| Estimated Market Value \$1,284,000 | 12.4730% | |
| Billable Assessed Value | \$476,780 | Taxes |
| Taxable Value | \$476,780 x 12.4730% | |
| Tax Before Abatements and STAR | \$59,468.80 | \$59,468.80 |
| Annual property tax | | \$59,468.80 |

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.

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 June 1, 2020. RPIE filers with a tentative actual assessed value of \$750,000 or greater will be required to file an addendum in April containing rent roll information for the tax year during which filing of the income and expense statement is required. 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.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

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: 3-01388-0041 . 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.

