

Owner name: DS-CREF3 CLINTON SENIOR PROPCO LLC

Property address: 435 GRAND AVE.

Borough BROOKLYN (3)	Block 1982	Lot 1
-------------------------	---------------	----------

How much do I owe?

Outstanding charges	\$0.00
New charges	\$11,256.96
Total amount due by July 1, 2024	\$11,256.96

Ways to pay:

Most common way to pay



Online

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.



No fees when you pay from your checking account (e-check) or electronic wire transfer.

Other ways to pay



By Mail

Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.



In Person

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.

1400.01 - LD - 40 - 2 - 0 - 2 - 92145

Borough: 3 Block: 01982 Lot: 0001

Want faster payment processing and instant confirmation?

Pay online at www.nyc.gov/citypay



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

Amount Due 07/01/24: \$11,256.96

Amount Enclosed:

#889735324060101#
DS-CREF3 CLINTON SENIOR PROPCO LLC
114 E. 13TH ST. FRNT 1
NEW YORK NY 10003-5329

Make checks payable & mail payment to:
NYC Property Tax Collection
PO Box 5536
Binghamton NY 13902-5536

5536 30198200010 0001125696 240701 1 2025 7

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)	\$11,256.96
AMOUNT DUE BY JULY 1, 2024	\$11,256.96
The amount shown at the right includes the amount due this period plus your remaining property taxes, other charges, and any past-due amounts for the rest of the tax year, which ends on June 30. The amount shown includes a discount of \$127.15 that you would receive if you pay by July 1, 2024.	\$23,844.35

Your property details:

Estimated market value: \$3,266,000
Tax class: 2 - Residential More Than 10 Units
Exemptions:
J51 34Yr Gov Finance \$1,082,700.00

How we calculate your annual taxes:

Billable assessed value: \$1,286,100.00
minus exemptions: - \$1,082,700.00
times the current tax rate: x 12.5020%
Annual property tax: \$25,429.08

Activity for This Billing Period (Due July 1, 2024)

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		\$12,714.54
Drie Credit Applied	06/01/2024	\$-1,670.58
Department of Finance Total		\$11,043.96

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.

HPD-Heat & Hot Water Inspectio- Fee \$200.00

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 Property Tax Collection" as the payee. Your account number is your BBL number: 3-1982-1. Our address is PO Box 5536, Binghamton, NY 13902-5536.

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

June 1, 2024
Ds-Cref3 Clinton Senior Propco LLC
435 Grand Ave.
3-01982-0001
Page 3

Department of Housing Preservation and Development charges, continued

HPD-Property Registration- Fee \$13.00

Department of Housing Preservation and Development Total \$213.00

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>
Finance-Property Tax	01/01/2025	\$12,714.54

Additional Messages for You:

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

Greenhouse Gas Emission Reductions: This property may be subject to Local Law 97 of 2019, as amended, which sets carbon emission limits or prescriptive requirements for buildings, with the first reports due in 2025. LL97 compliance, as well as issuance of associated penalties, takes place at the level of an individual building (as designated by a Building Information Number, or BIN), even though the covered buildings are identified by tax lots (as designated by a borough-block-lot number, or BBL). 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.

