



Property Tax Bill Quarterly Statement

Activity through June 3, 2023

Owner name: QBDK HURON, LLC
Property address: 161 WEST STREET
Borough, block & lot: BROOKLYN (3), 02520, 0001

Mailing address:
QBDK HURON, LLC
C/O: TESSERACT INVESTMENT ADVI
407 LINCOLN RD. STE 304
MIAMI BEACH FL 33139-3038

Outstanding Charges	\$0.00
New Charges	\$503,645.80
Amount Due	\$503,645.80

Please pay by July 3, 2023



Citypay Payments - Property Taxes
Pay as a Guest
Pay by Credit Card or eCheck



NYCePay Payments - Property Taxes
User ID and Password Required
Pay by Wire or eCheck

PTS - HD
1400.01 - C
40 - 0 - 2
112685

PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

Borough: 3 Block: 02520 Lot: 0001

Pay Today The Easy Way
nyc.gov/payonline



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

Amount Due: \$503,645.80

If you have a mortgage, see the Account Overview on page 2.

Amount Enclosed:

#891382623060301#
QBDK HURON, LLC
C/O: TESSERACT INVESTMENT ADVI
407 LINCOLN RD. STE 304
MIAMI BEACH FL 33139-3038

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

Account Overview	Amount
Total amount due by July 3, 2023	\$503,645.80
If you want to pay everything you owe by July 3, 2023 please pay	\$1,002,081.89

Previous Charges	Amount
Total previous charges including interest and payments	\$0.00

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		07/01/2023	\$503,470.80
Tax Commission- Fee		07/01/2023	\$175.00
Total current charges			\$503,645.80

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2024	\$503,470.80
Total tax year charges remaining			\$503,470.80
If you want to pay everything you owe by July 3, 2023 please pay			\$1,002,081.89
If you pay everything you owe by July 3, 2023, you would save:			\$5,034.71

Annual Property Tax Detail		
Tax class 2 - Residential More Than 10 Units	Overall	
Current tax rate	Tax Rate	12.2670%
Estimated Market Value \$19,279,000		
		Taxes
Billable Assessed Value	\$8,208,540	
Taxable Value	\$8,208,540 x 12.2670%	
Tax Before Abatements and STAR	\$1,006,941.60	\$1,006,941.60
Annual property tax		\$1,006,941.60

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 borough-block-lot number: 3-2520-1. Our address is P. O. 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.

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.



One City Built to Last, Compliance Notification

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>.

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 reports due in 2025. For more information, visit www.nyc.gov/dobghgmissions.

NYC Accelerator: The NYC Accelerator program provides free, personalized guidance to help you comply with local laws and make cost-saving energy-efficiency upgrades. For more information, please visit www.nyc.gov/accelerator or contact us at (212) 656-9202.

