





Owner name: CPBSPE LLC
 Property address: 36-35 COLLEGE POINT BLVD.

Borough QUEENS (4)	Block 4970	Lot 1
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How much do I owe?	
Outstanding charges	\$0.00
New charges	\$147,725.90
Total amount due by January 2, 2024	\$147,725.90

Ways to pay:

Most common way to pay	Other ways to pay	
 Online	 By Mail	 In Person
<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> <div style="text-align: right;">  </div> <p style="text-align: center;"><i>No fees when you pay from your checking account (e-check) or electronic wire transfer.</i></p>	<p>Remove the detachable slip (below) and mail it with your payment. Payment processed in 7-10 business days.</p>	<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 - 4 - 145435

Borough: 4 Block: 04970 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 01/02/24: \$147,725.90

Amount Enclosed:

#934843123111801#
 CPBSPE LLC
 3636 MAIN ST. FL. 7
 FLUSHING NY 11354-6549

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



Department of Finance

Table with 2 columns: Billing Summary, Amount. Rows include Outstanding charges (\$0.00), New charges (\$147,725.90), and AMOUNT DUE BY JANUARY 2, 2024 (\$147,725.90).

Table with 2 columns: Your property details, How we calculate your annual taxes. Rows include Estimated market value, Tax class, Prior year tax rate, Current tax rate, Billable assessed value, Annual property tax.

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.

Table with 3 columns: Description, Activity Date, Amount. Rows include Finance-Property Tax, Adopted Tax Rate, and Department of Finance Total (\$145,890.70).

Business Improvement District charges

Any charges listed below are related to your business improvement district (BID).

Table with 3 columns: Description, Activity Date, Amount. Rows include Flushing BID- Chg and Business Improvement District Total (\$1,835.20).

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: 4-4970-1. 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.



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.

The BID assessment includes an adjustment due to a billing correction from a prior year. If you have any questions regarding BID charges, please contact NYC Department of Small Business Services at (212) 513-6300. If you have questions about any non-BID related charges please contact NYC Department of Finance through 311, (212) 639-9675 or online at www.nyc.gov/finance.

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>.

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.

