

**THE SHOPS AT ATLAS PARK**

**TABLE OF CONTENTS**

**2018 TAX BILLS**

---

Tax Expense Summary		Page 2
QUEENS (4), 03810, 0350	7/1/2017 – 6/30/2018	Page 3
QUEENS (4), 03810, 0350	7/1/2018 - 6/30/2019	Page 4

**THE SHOPS AT ATLAS PARK (5035)  
2017 ADJUSTMENT BILLING  
TAX BILL SUMMARY**

<b>PARCEL NUMBER</b>	<b>DESCRIPTION</b>	<b>TOTAL VALUE</b>	<b>COUNTY TAXABLE VALUE</b>	<b>1/1/18-12/31/18 PAYABLE</b>
QUEENS (4), 03810, 0350	8000 Cooper Ave.	54,574,694	5,737,983.33	5,737,983
ICIP#11296	Benefit end date: 6/30/21	(17,228,295)	(1,811,383)	(1,811,383)
ICIP#11298	Benefit end date: 6/30/17	-	-	-
ICIP#11301	Benefit end date: 6/30/17	-	-	-
	Tax Consulting Fees			25,691
<b>TOTAL</b>		<b>37,346,399</b>	<b>3,926,600</b>	<b>3,952,291.44</b>

**JULY 1, 2017 THROUGH JUNE 30, 2018**

**Tax Rate: 10.514%**

<b>NUMBER</b>	<b>DESCRIPTION</b>	<b>TOTAL VALUE</b>	<b>TAXABLE VALUE</b>	<b>PAYABLE</b>
QUEENS (4), 03810, 0350	8000 Cooper Ave.	62,450,638	6,566,060	6,566,060
ICIP#11296	Benefit end date: 6/30/21	(19,689,480)	(2,070,152)	(2,070,152)
ICIP#11298	Benefit end date: 6/30/17	-	-	-
ICIP#11301	Benefit end date: 6/30/17	-	-	-
<b>TOTAL</b>		<b>42,761,158</b>	<b>4,495,908</b>	<b>4,495,908</b>

**JULY 1, 2018 THROUGH JUNE 30, 2019**

**Tax Rate: 10.514%**

<b>NUMBER</b>	<b>DESCRIPTION</b>	<b>TOTAL VALUE</b>	<b>TAXABLE VALUE</b>	<b>PAYABLE</b>
QUEENS (4), 03810, 0350	8000 Cooper Ave.	46,698,750	4,909,907	4,909,907
ICIP#11296	Benefit end date: 6/30/21	(14,767,110)	(1,552,614)	(1,552,614)
ICIP#11298	Benefit end date: 6/30/17	-	-	-
ICIP#11301	Benefit end date: 6/30/17	-	-	-
<b>TOTAL</b>		<b>31,931,640</b>	<b>3,357,293</b>	<b>3,357,293</b>



Statement Details

November 17, 2017  
 Wmap, L.L.C.  
 8000 Cooper Ave.  
 4-03810-0350  
 Page 2

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2018	\$2,260,782.42
Adopted Tax Rate			\$-25,656.68
Bldg-Signs 421534192		01/01/2018	\$45.00
Bldg-Signs 421534209		01/01/2018	\$45.00
Bldg-Signs 421534183		01/01/2018	\$45.00
Bldg-Elevator 40381000350		01/01/2018	\$1,400.00
<b>Total current charges</b>			<b>\$2,236,660.74</b>

How We Calculated Your Property Tax For July 1, 2017 Through June 30, 2018

	Tax rate			
Tax class 4 - Commercial Property	10.5740%			
Original tax rate billed June 2017	10.5140%			
New tax rate				<b>2,235,125.74</b>
Estimated market value	\$150,253,000	Billable assessed value	New Tax rate	Taxes
Tax before exemptions and abatements		\$62,450,638	X 10.5140%	= \$6,566,060
ICIP		\$-19,689,480		\$-2,070,152
Tax before abatements				\$4,495,908
Annual property tax				<b>\$4,495,908</b>
Original property tax billed in June 2017				<b>\$4,521,564</b>
Change in property tax bill based on new tax rate				<b>\$-25,656</b>

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2018. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit [nyc.gov/rpie](http://nyc.gov/rpie).

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: 4-03810-0350. 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](http://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.





**Department of Finance**

**Statement Details**

**Annual Property Tax Detail**

Tax class 4 - Commercial Property		<b>Tax rate</b>			
Current tax rate		10.5140%			
<b>Estimated market value</b>	<b>\$103,775,000</b>	<b>Billable assessed value</b>		<b>Tax rate</b>	<b>Taxes</b>
<b>Tax before exemptions and abatements</b>		<b>\$46,698,750</b>	<b>X</b>	<b>10.5140%</b>	<b>= \$4,909,907</b>
ICIP		\$-14,767,110			\$-1,552,614
<b>Tax before abatements</b>					<b>\$3,357,293</b>
<b>Annual property tax</b>					<b>\$3,357,293</b>

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit [nyc.gov/health](http://nyc.gov/health) or call 311.

**One City Built to Last, Compliance Notification**

2018 Benchmarking compliance deadline for the 2017 calendar year has been extended. This Property is now required to report on its energy and water consumption for calendar year 2017 by December 31, 2018, in accordance with the NYC Benchmarking Law. For a detailed explanation of the requirements, please visit [www.nyc.gov/benchmarking](http://www.nyc.gov/benchmarking).

For free assistance and answers to your questions about the Benchmarking Law, please e-mail your questions to the Benchmarking Help Center at [questions@benchmarkinghelpcenter.org](mailto:questions@benchmarkinghelpcenter.org) or call 212-566-5584.

The property may also be required to complete Energy Audits and Retro-Commissioning in accordance with Local Law 87 of 2009. If your property is on a tax block that ends in the number "8" you will need to comply by December 31, 2018. To find your tax block, visit [www.nyc.gov/BBL](http://www.nyc.gov/BBL). For a detailed explanation of the requirements, please visit [www.nyc.gov/1187](http://www.nyc.gov/1187).

