

**KINGS PLAZA
2017 TAX BILLS
TABLE OF CONTENTS**

07/2017 - 06/2018 TAX BILLS

BLOCK 8470 LOT 50	PAGE 2
BLOCK 8470 LOT 55	PAGE 4
BLOCK 8470 LOT 114	PAGE 6

07/2016 - 06/2017 TAX BILLS

BLOCK 8470 LOT 50	PAGE 8
BLOCK 8470 LOT 55	PAGE 11
BLOCK 8470 LOT 114	PAGE 14



Property Tax Bill
Quarterly Statement
Activity through November 17, 2017

Owner name: ALEXANDER'S INC.
Property address: 5102 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0050

Mailing address:
ALEXANDER'S INC.
P.O. BOX 847
CARLSBAD CA 92018-0847

Outstanding Charges \$0.00
New Charges \$421,102.82
Amount Due \$421,102.82

Please pay by January 2, 2018

FT - HD
1400.01
40 - 0
319166

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



Please include this coupon if you pay by mail or in person. 3-08470-0050

Total amount due by January 2, 2018

\$421,102.82

Amount enclosed:

Empty rectangular box for amount enclosed

#997116617111701#

ALEXANDER'S INC.
P.O. BOX 847
CARLSBAD CA 92018-0847

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9971166171117 01 3084700050 0000042110282 0000042110282 180102270081001 0



**Department of
Finance**

Statement Details

November 17, 2017
Alexander'S Inc.
5102 Avenue U.
3-08470-0050
Page 2

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2018	\$425,936.58
Adopted Tax Rate			\$-4,833.76
Total amount due			\$421,102.82

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

Tax class 4 - Commercial Property		Tax rate			
Original tax rate billed June 2017		10.5740%			
New tax rate		10.5140%			
Estimated market value	\$33,990,000	Billable assessed value	New Tax rate		Taxes
Tax before exemptions and abatements		\$11,020,900	X 10.5140%	=	\$1,158,737
Dept Small Bus Svcs		\$-2,964,600			\$-311,698
Tax before abatements					\$847,039
Annual property tax					\$847,039
Original property tax billed in June 2017					\$851,873
Change in property tax bill based on new tax rate					\$-4,834

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.

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: 3-08470-0050 . 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.





Property Tax Bill Quarterly Statement

Activity through November 17, 2017

Owner name: BROOKLYN KINGS PLAZA LLC
Property address: 5120 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0055

Mailing address:
BROOKLYN KINGS PLAZA LLC
5120 AVENUE U.
BROOKLYN NY 11234

Statement Billing Summary

Previous charges	\$85.00
Amount paid	\$0.00
Interest	\$3.94
Unpaid charges, if any	\$88.94
Current charges	\$7,336,891.95
Total amount due by January 2, 2018	\$7,336,980.89

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1400.01
1 - 0
319168



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Total amount due by January 2, 2018

\$7,336,980.89

Amount enclosed:

#997116817111701#

BROOKLYN KINGS PLAZA LLC
5120 AVENUE U.
BROOKLYN NY 11234

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

9971168171117 01 3084700055 0000733698089 0000733698089 180102270081001 8



**Department of
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Statement Details

November 17, 2017
Brooklyn Kings Plaza LLC
5120 Avenue U.
3-08470-0055
Page 2

Previous Charges	Due Date	Amount
Total previous charges including interest and payments		\$88.94

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2018	\$7,420,915.78
Adopted Tax Rate			\$-84,216.92
Bldg-Elevator 30847000055		01/01/2018	\$100.00
Health-Inspection		01/01/2018	\$85.50
Sales Tax	10/31/2017		\$7.59
Total current charges			\$7,336,891.95

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

Tax class 4 - Commercial Property	Tax rate			
Original tax rate billed June 2017	10.5740%			
New tax rate	10.5140%			
Estimated market value \$332,872,000	Billable assessed value	New Tax rate		Taxes
Tax before exemptions and abatements	\$140,361,562	X 10.5140%	=	\$14,757,615
Tax before abatements				\$14,757,615
Annual property tax				\$14,757,615
Original property tax billed in June 2017				\$14,841,832
Change in property tax bill based on new tax rate				\$-84,217

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.

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.

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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: 3-08470-0055 . 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.

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Property Tax Bill
Quarterly Statement
Activity through November 17, 2017

Owner name: BROOKLYN KINGS PLAZA LLC
Property address: 5602 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0114

Mailing address:
BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD CA 92018-0847

Table with 2 columns: Description, Amount. Rows: Outstanding Charges (\$0.00), New Charges (\$253,707.60), Amount Due (\$253,707.60)

Please pay by January 2, 2018

FT - HD
1400.01
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319169

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



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Total amount due by January 2, 2018

\$253,707.60

Amount enclosed:

Empty rectangular box for amount enclosed

#997116917111701#

BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD CA 92018-0847

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680



**Department of
Finance**

Statement Details

November 17, 2017
Brooklyn Kings Plaza LLC
5602 Avenue U.
3-08470-0114
Page 2

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2018	\$256,619.86
Adopted Tax Rate			\$-2,912.26
Total amount due			\$253,707.60

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

Tax class 4 - Commercial Property		Tax rate			
Original tax rate billed June 2017		10.5740%			
New tax rate		10.5140%			
Estimated market value	\$22,817,000	Billable assessed value	New Tax rate	Taxes	
Tax before exemptions and abatements		\$8,173,890	X 10.5140%	=	\$859,403
ICIP		\$-3,320,100			\$-349,075
Tax before abatements					\$510,328
Annual property tax					\$510,328
Original property tax billed in June 2017					\$513,240
Change in property tax bill based on new tax rate					\$-2,912

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.

Home banking payment instructions:

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3. **Schedule** your online payment using your checking or savings account.

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Property Tax Bill

Quarterly Statement

Activity through November 18, 2016

Owner name: ALEXANDER'S INC.
Property address: 5102 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0050

Mailing address:
ALEXANDER'S INC.
P.O. BOX 847
CARLSBAD, CA 92018-0847

Outstanding Charges	\$164.81
New Charges	\$367,862.31
Amount Due	\$368,027.12

Please pay by January 3, 2017

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

1400.01
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316733

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Finance**

Total amount due by January 3, 2017

\$368,027.12

Amount enclosed:

#9799229161118 01#

ALEXANDER'S INC.
P.O. BOX 847
CARLSBAD CA 92018-0847

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680





**Department of
Finance**

Statement Details

November 18, 2016
Alexander's Inc.
5102 Avenue U.
3-08470-0050
Page 2

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$164.81
Finance-Property Tax		01/01/2017	\$427,797.41
Revised Assessed Value-Commission	09/08/2016		\$-54,166.06
Adopted Tax Rate			\$-6,602.66
Repl Billing Remissions Decrease	11/19/2016		\$833.62
Total amount due			\$368,027.12

How We Calculated Your Property Tax For July 1, 2016 Through June 30, 2017

Tax class 4 - Commercial Property		Tax rate		
Original tax rate billed June 2016		10.6560%		
New tax rate		10.5740%		
Estimated market value	\$28,049,000	Billable assessed value	New Tax rate	Taxes
Tax before exemptions and abatements		\$11,082,510	X 10.5740%	= \$1,171,865
Tax Commission Reduction		\$-1,082,510		\$-114,465
Dept Small Bus Svcs		\$-2,964,600		\$-313,477
Tax before abatements				\$743,923
Annual property tax				\$743,923
Original property tax billed in June 2016				\$858,024
Change in property tax bill based on new tax rate				\$-114,101

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3. **Schedule** your online payment using your checking or savings account

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**Department of
Finance**

Statement Details

November 18, 2016
Alexander's Inc.
5102 Avenue U.
3-08470-0050
Page 3

Greener, Greater, Building Plan Compliance Notification

This Property is required to benchmark energy and water consumption for calendar year 2016 by May 1, 2017, in accordance with Local Law 84 of 2009. For a detailed explanation of the requirements, please visit www.nyc.gov/LL84. For assistance and answers to your questions about Local Law 84 of 2009, please e-mail your questions to the Benchmarking Help Center at questions@benchmarkinghelpcenter.org or call (212) 566-LL84 (212-566-5584).

The property will 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 "7" you will need to comply by December 31, 2017. If your property is on a tax block that ends in the number "9" you will need to comply by December 31, 2019. To find your tax block, visit www.nyc.gov/BBL. For a detailed explanation of the requirements, please visit <http://www1.nyc.gov/site/buildings/business/energy-audits-and-retro-commissioning.page>.





Department of Finance

Property Tax Bill Quarterly Statement

Activity through November 18, 2016

Owner name: BROOKLYN KINGS PLAZA LLC
Property address: 5120 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0055

Mailing address:
BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD, CA 92018-0847

Statement Billing Summary

Previous charges	\$1,271.11
Amount paid	\$0.00
Interest	\$59.00
Unpaid charges, if any	\$1,330.11
Current charges	\$7,021,499.48
Total amount due by January 3, 2017	\$7,022,829.59

1400.01
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316735

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Department of Finance

Total amount due by January 3, 2017

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\$7,022,829.59

Amount enclosed:

#9799231161118 01#

BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD CA 92018-0847

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680



9799231161118 01 3084700055 0000702282959 0000702282959 170103270081001 8



Statement Details

November 18, 2016
Brooklyn Kings Plaza Llc
5120 Avenue U.
3-08470-0055
Page 2

Department of Finance

Table with 3 columns: Previous Charges, Due Date, Amount. Total previous charges including interest and payments: \$1,330.11

Table with 4 columns: Current Charges, Activity Date, Due Date, Amount. Total current charges: \$7,021,499.48

How We Calculated Your Property Tax For July 1, 2016 Through June 30, 2017

Table showing tax calculations: Tax class 4 - Commercial Property, Tax rate (10.6560% to 10.5740%), Estimated market value \$331,674,000, Billable assessed value \$133,825,762, New Tax rate 10.5740%, Taxes \$14,150,736.

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, 2017. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid.

Home banking payment instructions:

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2. Add the new payee: NYC DOF Property Tax. Enter your account number, which is your boro, block and lot, as it appears here: 3-08470-0055. 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

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**Department of
Finance**

Statement Details

November 18, 2016
Brooklyn Kings Plaza Llc
5120 Avenue U.
3-08470-0055
Page 3

Greener, Greater, Building Plan Compliance Notification

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Department of Finance

Property Tax Bill Quarterly Statement

Activity through November 18, 2016

Owner name: BROOKLYN KINGS PLAZA LLC
Property address: 5602 AVENUE U.
Borough, block & lot: BROOKLYN (3), 08470, 0114

Mailing address:
BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD, CA 92018-0847

Statement Billing Summary

Previous charges	\$0.00
Amount paid	\$0.00
Interest	\$0.00
Unpaid charges, if any	\$0.00
Current charges	\$227,203.52
Total amount due by January 3, 2017	\$227,203.52

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316736

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Department of Finance

Total amount due by January 3, 2017

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\$227,203.52

Amount enclosed:

#9799232 161118 01#

BROOKLYN KINGS PLAZA LLC
P.O. BOX 847
CARLSBAD CA 92018-0847

Mail payment to:
NYC Department of Finance
P.O. Box 680
Newark, NJ 07101-0680



9799232161118 01 3084700114 0000022720352 0000022720352 170103270081001 8



Statement Details

November 18, 2016
Brooklyn Kings Plaza Llc
5602 Avenue U.
3-08470-0114
Page 2

Department of Finance

Table with 4 columns: Current Charges, Activity Date, Due Date, Amount. Rows include Finance-Property Tax, Adopted Tax Rate, Tax Commission Fee, and Total current charges.

How We Calculated Your Property Tax For July 1, 2016 Through June 30, 2017

Table showing tax calculations: Tax class 4 - Commercial Property, Tax rate (Original 10.6560%, New 10.5740%), Estimated market value \$18,989,000, Billable assessed value \$7,647,750, New Tax rate 10.5740%, Taxes \$808,673, ICIP \$-351,067, Annual property tax \$457,606, Original property tax billed in June 2016 \$461,154, Change in property tax bill based on new tax rate \$-3,548.

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, 2017. 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.

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