

**KINGS PLAZA  
2019 TAX BILLS  
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**KINGS PLAZA (3091)**  
**2019 Adjustment Billing**  
**TAX EXPENSE SUMMARY**

		2019/2020						
Block	Lot	2019/2020 Actual Assessment	Ports & Terminals Exemption	2019/2020 Billable Assessment	2019/2020 Tax Rate	2019/2020 Tax Expense	50% Tax Expense	
08470	0050	15,206,800	(2,964,600)	12,242,200	10.5370%	1,289,961	644,980	
08470	0055	161,923,371	-	161,923,371	10.5370%	17,061,866	8,530,933	
08470	0114	9,439,470	-	9,439,470	10.5370%	994,637	497,318	
<b>Total 2019/2020</b>						<b>19,346,463</b>	<b>9,673,232</b>	

		2018/2019						
Block	Lot	2018/2019 Actual Assessment	Ports & Terminals Exemption	2018/2019 Billable Assessment	2018/2019 Tax Rate	2018/2019 Tax Expense	50% Tax Expense	
08470	0050	13,095,850	(2,964,600)	10,131,250	10.5140%	1,065,200	532,600	
08470	0055	146,209,973	-	146,209,973	10.5140%	15,372,517	7,686,258	
08470	0114	8,832,420	-	8,832,420	10.5140%	928,641	464,320	
<b>Total 2018/2019</b>						<b>17,366,357</b>	<b>8,683,178</b>	

Calendarized 2019 Tax Expense	18,356,410
Tax Consulting Fees	30,763
<b>Total 2019 Tax Expense</b>	<b>18,387,173</b>



# Property Tax Bill Quarterly Statement

Activity through November 16, 2019

**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

## Statement Billing Summary

Unpaid charges, if any	<b>\$600.24</b>
Current charges	\$648,418.18
<b>Total amount due by January 2, 2020</b>	<b>\$649,018.42</b>

PTS - HD  
1400.01  
40 - 0  
295841



**Department of  
Finance**

**Total amount due by January 2, 2020**

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

**Pay today the easy way**  
[nyc.gov/payonline](http://nyc.gov/payonline)

\$649,018.42

**Amount enclosed:**

#912898819111601#

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

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

9128988191116 01 3084700050 0000064901842 0000064901842 200102112020000 0

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$600.24</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$643,397.46
Adopted Tax Rate			\$2,815.72
Fire-Prevention Inspection- Chg 000000025029		01/01/2020	\$420.00
Fire-Prevention Inspection- Chg 000000024960		01/01/2020	\$420.00
Fire-Prevention Inspection- Chg 000000024959		01/01/2020	\$630.00
Fire-Prevention Inspection- Chg 000000026443		01/01/2020	\$420.00
Fire-Prevention Inspection- Chg 000000026393		01/01/2020	\$315.00
<b>Total current charges</b>			<b>\$648,418.18</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		07/01/2019	\$-175.00
<b>Total overpayments/credits remaining on account</b>			<b>\$175.00</b>

**How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020**

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial	10.5140%	
Original tax rate billed	10.5370%	
New Tax rate		
<b>Estimated Market Value \$45,465,000</b>		
<b>Billable Assessed Value</b>	<b>\$15,206,800</b>	
Parks Dept NYC	-2,964,600.00	
<b>Taxable Value</b>	<b>\$12,242,200 x 10.5370%</b>	
<b>Tax Before Abatements and STAR</b>	<b>\$1,289,960.64</b>	<b>\$1,289,960.64</b>
<b>Annual property tax</b>		<b>\$1,289,960.64</b>
<b>Original property tax billed in June 2019</b>		<b>\$1,287,144.92</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$2,815.72</b>

**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](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.



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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.





# Property Tax Bill Quarterly Statement

Activity through November 16, 2019

**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

Unpaid charges, if any	<b>\$2,455.40</b>
Current charges	\$8,549,673.98
<b>Total amount due by January 2, 2020</b>	<b>\$8,552,129.38</b>

PTS - HD  
1400.01  
40 - 0  
295842



**Department of  
Finance**

**Total amount due by January 2, 2020**

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\$8,552,129.38

**Amount enclosed:**

#912898919111601#

BROOKLYN KINGS PLAZA LLC  
5120 AVENUE U.  
BROOKLYN NY 11234

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

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$2,455.40</b>

Current Charges	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2020	\$8,512,146.62
Adopted Tax Rate			\$37,242.36
Fire-Prevention Inspection- Chg 000000025112		01/01/2020	\$285.00
<b>Total current charges</b>			<b>\$8,549,673.98</b>

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		04/01/2019	\$-10.00
Credit Balance		04/01/2019	\$-10.00
Credit Balance		07/01/2019	\$-165.00
<b>Total overpayments/credits remaining on account</b>			<b>\$185.00</b>

**How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020**

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial		
Original tax rate billed	10.5140%	
New Tax rate	10.5370%	
<b>Estimated Market Value \$363,734,000</b>		
<b>Billable Assessed Value</b>	<b>\$161,923,371</b>	
<b>Taxable Value</b>	\$161,923,371 x 10.5370%	
<b>Tax Before Abatements and STAR</b>	\$17,061,865.60	<b>\$17,061,865.60</b>
<b>Annual property tax</b>		<b>\$17,061,865.60</b>
<b>Original property tax billed in June 2019</b>		<b>\$17,024,623.24</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$37,242.36</b>

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# Property Tax Bill Quarterly Statement

Activity through November 16, 2019

**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

Outstanding Charges	\$0.00
New Charges	\$323,102.74
<b>Amount Due</b>	<b>\$323,102.74</b>

*Please pay by January 2, 2020*

PTS - HD  
1400.01  
40 - 0  
295843

Visit us at [nyc.gov/finance](http://nyc.gov/finance) or call 311 for more information.



Please include this coupon if you pay by mail or in person. 3-08470-0114

**Department of  
Finance**

**Total amount due by January 2, 2020**

**\$323,102.74**

**Amount enclosed:**

#912899119111601#

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

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

<b>Billing Summary</b>	<b>Activity Date</b>	<b>Due Date</b>	<b>Amount</b>
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2020	\$321,695.30
Adopted Tax Rate			\$1,407.44
<b>Total amount due</b>			<b>\$323,102.74</b>

**How We Calculated Your Property Tax For July 1, 2019 Through June 30, 2020**

	<b>Overall</b>	
Tax class 4 - Commercial Or Industrial	<b>Tax Rate</b>	
Original tax rate billed	10.5140%	
New Tax rate	10.5370%	
<b>Estimated Market Value</b>	<b>\$22,446,000</b>	
		<b>Taxes</b>
<b>Billable Assessed Value</b>	<b>\$9,439,470</b>	
ICIP	-3,320,100.00	
<b>Taxable Value</b>	\$6,119,370 x 10.5370%	
<b>Tax Before Abatements and STAR</b>	\$644,798.04	<b>\$644,798.04</b>
<b>Annual property tax</b>		<b>\$644,798.04</b>
<b>Original property tax billed in June 2019</b>		<b>\$643,390.60</b>
<b>Change In Property Tax Bill Based On New Tax Rate</b>		<b>\$1,407.44</b>

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# Property Tax Bill Quarterly Statement

Activity through November 16, 2018

**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	\$532,599.80
<b>Amount Due</b>	<b>\$532,599.80</b>

*Please pay by January 2, 2019*

FT - HD  
1400.01  
40 - 0  
321349

Visit us at [nyc.gov/finance](http://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, 2019

\$532,599.80

Amount enclosed:

#835443818111601#

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

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



**Department of  
Finance**

**Statement Details**

November 16, 2018  
Alexander'S Inc.  
5102 Avenue U.  
3-08470-0050  
Page 2

Billing Summary	Activity Date	Period Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2019	\$532,599.80
<b>Total amount due</b>			<b>\$532,599.80</b>

**How We Calculated Your Property Tax For July 1, 2018 Through June 30, 2019**

Tax class 4 - Commercial Property		<b>Tax rate</b>		
Original tax rate billed June 2018		10.5140%		
New tax rate		10.5140%		
<b>Estimated market value</b>	<b>\$45,065,000</b>	<b>Billable assessed value</b>	<b>New Tax rate</b>	<b>Taxes</b>
<b>Tax before exemptions and abatements</b>		<b>\$13,095,850</b>	<b>X 10.5140%</b>	<b>= \$1,376,898</b>
Dept Small Bus Svcs		\$-2,964,600		\$-311,698
<b>Tax before abatements</b>				<b>\$1,065,200</b>
<b>Annual property tax</b>				<b>\$1,065,200</b>
<b>Original property tax billed in June 2018</b>				<b>\$1,065,200</b>

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Property Tax Bill
Quarterly Statement
Activity through November 16, 2018

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

Table with 2 columns: Description and Amount. Rows include Previous charges (\$502.50), Amount paid (\$0.00), Interest (\$23.32), Unpaid charges, if any (\$525.82), Current charges (\$7,686,303.28), and Total amount due by January 2, 2019 (\$7,686,829.10).

FT - HD
1400.01
1 - 0
321351



Please include this coupon if you pay by mail or in person. 3-08470-0055

Pay today the easy way
nyc.gov/payonline

Total amount due by January 2, 2019

\$7,686,829.10

Amount enclosed:

Empty rectangular box for amount enclosed.

#835444018111601#

BROOKLYN KINGS PLAZA LLC
5120 AVENUE U.
BROOKLYN NY 11234

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



**Department of Finance**

**Statement Details**

November 16, 2018  
Brooklyn Kings Plaza LLC  
5120 Avenue U.  
3-08470-0055  
Page 2

Previous Charges	Amount
<b>Total previous charges including interest and payments</b>	<b>\$525.82</b>

Current Charges	Activity Date	Period Date	Amount
Finance-Property Tax		01/01/2019	\$7,686,258.28
Bldg-Signs B00066593		07/01/2018	\$45.00
<b>Total current charges</b>			<b>\$7,686,303.28</b>

**How We Calculated Your Property Tax For July 1, 2018 Through June 30, 2019**

Tax class 4 - Commercial Property	<b>Tax rate</b>			
Original tax rate billed June 2018	10.5140%			
New tax rate	10.5140%			
<b>Estimated market value \$370,938,000</b>	<b>Billable assessed value</b>	<b>New Tax rate</b>		<b>Taxes</b>
<b>Tax before exemptions and abatements</b>	<b>\$146,209,973</b>	<b>X 10.5140%</b>	<b>=</b>	<b>\$15,372,517</b>
<b>Tax before abatements</b>				<b>\$15,372,517</b>
<b>Annual property tax</b>				<b>\$15,372,517</b>
<b>Original property tax billed in June 2018</b>				<b>\$15,372,517</b>

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# Property Tax Bill Quarterly Statement

Activity through November 16, 2018

**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

Outstanding Charges	\$0.00
New Charges	\$289,782.66
<b>Amount Due</b>	<b>\$289,782.66</b>

*Please pay by January 2, 2019*

FT - HD  
1400.01  
40 - 0  
321352

Visit us at [nyc.gov/finance](http://nyc.gov/finance) or call 311 for more information.



Please include this coupon if you pay by mail or in person. 3-08470-0114

**Total amount due by January 2, 2019**

**\$289,782.66**

**Amount enclosed:**

#835444118111601#

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

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



**Department of  
Finance**

**Statement Details**

November 16, 2018  
Brooklyn Kings Plaza LLC  
5602 Avenue U.  
3-08470-0114  
Page 2

Billing Summary	Activity Date	Period Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2019	\$289,782.66
<b>Total amount due</b>			<b>\$289,782.66</b>

**How We Calculated Your Property Tax For July 1, 2018 Through June 30, 2019**

Tax class 4 - Commercial Property	Tax rate			
Original tax rate billed June 2018	10.5140%			
New tax rate	10.5140%			
<b>Estimated market value</b>	<b>\$23,018,000</b>	<b>Billable assessed value</b>	<b>New Tax rate</b>	<b>Taxes</b>
<b>Tax before exemptions and abatements</b>		<b>\$8,832,420</b>	<b>X 10.5140%</b>	<b>= \$928,641</b>
ICIP		\$-3,320,100		\$-349,075
<b>Tax before abatements</b>				<b>\$579,566</b>
<b>Annual property tax</b>				<b>\$579,566</b>
<b>Original property tax billed in June 2018</b>				<b>\$579,566</b>

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