

**KINGS PLAZA
2021 TAX BILLS
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KINGS PLAZA (3091)
2021 Adjustment Billing
TAX EXPENSE SUMMARY

		2021/2022						50%
Block	Lot	2021/2022 Actual Assessment	Ports & Terminals Exemption	2021/2022 Billable Assessment	2021/2022 Tax Rate	2021/2022 Tax Expense	Tax Expense	
08470	0050	17,568,450	(2,964,600)	14,603,850	10.7550%	1,570,644	785,322	
08470	0055	133,541,550	-	133,541,550	10.7550%	14,362,394	7,181,197	
08470	0114	8,285,400	-	8,285,400	10.7550%	891,095	445,547	
Total 2021/2022						16,824,133	8,412,066	

		2020/2021						50%
Block	Lot	2020/2021 Actual Assessment	Ports & Terminals Exemption	2020/2021 Billable Assessment	2020/2021 Tax Rate	2020/2021 Tax Expense	Tax Expense	
08470	0050	17,534,180	(2,964,600)	14,569,580	10.6940%	1,558,071	779,035	
08470	0055	165,408,421	-	165,408,421	10.6940%	17,688,777	8,844,388	
08470	0114	9,896,940	-	9,896,940	10.6940%	1,058,379	529,189	
Total 2020/2021						20,305,226	10,152,613	

Calendarized 2021 Tax Expense	18,564,679
Tax Consulting Fees	1,050
Total 2021 Tax Expense	18,565,729



Property Tax Bill Quarterly Statement

Activity through November 20, 2021

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	\$789,776.05
Amount Due	\$789,776.05

Please pay by January 3, 2022

PTS - HD
1400.01
40 - 0 - 4
323229



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0050

Total amount due by January 3, 2022

\$789,776.05

Amount enclosed:

#913375421112001#

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2022	\$780,867.86
Debit Adjustment	01/01/2022		\$8,908.36
Payment	09/04/2021		\$-0.17
Total amount due			\$789,776.05

Overpayments/Credits	Activity Date	Due Date	Amount
Credit Balance		10/01/2021	\$-0.17
Credit Applied	09/04/2021		\$0.17
		<i>Total credit applied</i>	\$0.17
Total overpayments/credits remaining on account			\$0.00

How We Calculated Your Property Tax For July 1, 2021 Through June 30, 2022

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial		
Original tax rate billed	10.6940%	
New Tax rate	10.7550%	
Estimated Market Value	\$39,041,000	
Billable Assessed Value	\$17,568,450	
Dept Small Bus Svcs	-2,964,600.00	
Taxable Value	\$14,603,850 x 10.7550%	
Tax Before Abatements and STAR	\$1,570,644.08	\$1,570,644.08
Annual property tax		\$1,570,644.08
Original property tax billed in June 2021		\$1,561,735.72
Change In Property Tax Bill Based On New Tax Rate		\$8,908.36

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

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 20, 2021

Owner name: MACY'S MALL REAL ESTATE, LLC
Property address: 5120 AVENUE U
Borough, block & lot: BROOKLYN (3), 08470, 0055

Mailing address:
MACY'S MALL REAL ESTATE, LLC
7 W. 7TH ST.
CINCINNATI OH 45202-2424

Outstanding Charges	\$0.00
New Charges	\$7,221,927.04
Amount Due	\$7,221,927.04

Please pay by January 3, 2022

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0055

Total amount due by January 3, 2022

\$7,221,927.04

Amount enclosed:

#913375521112001#

MACY'S MALL REAL ESTATE, LLC
7 W. 7TH ST.
CINCINNATI OH 45202-2424

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

9133755211120 01 3084700055 0000722192704 0000722192704 220103112022000 5

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2022	\$7,140,466.68
Debit Adjustment	01/01/2022		\$81,460.36
Total amount due			\$7,221,927.04

How We Calculated Your Property Tax For July 1, 2021 Through June 30, 2022

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial		
Original tax rate billed	10.6940%	
New Tax rate	10.7550%	
Estimated Market Value	\$296,759,000	
Billable Assessed Value	\$133,541,550	
Taxable Value	\$133,541,550 x 10.7550%	
Tax Before Abatements and STAR	\$14,362,393.72	\$14,362,393.72
Annual property tax		\$14,362,393.72
Original property tax billed in June 2021		\$14,280,933.36
Change In Property Tax Bill Based On New Tax Rate		\$81,460.36

Please note that property tax bills due in July and October of 2021 are calculated using the 2021 tax rates. Property tax bills due in January and April of 2022 will be calculated using the 2022 tax rates.

Please pay your bill on time and in full to avoid being charged interest. For information about the interest rate charged on late payments, visit nyc.gov/latepropertypayments.

Please call 311 to speak to a representative to make a property tax payment by telephone.

Register to receive your property tax payment receipts by email! Visit nyc.gov/contactdof to sign up.

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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.

Did Your Mailing Address Change?

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Property Tax Bill Quarterly Statement

Activity through November 20, 2021

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	\$268,523.44
Amount Due	\$268,523.44

Please pay by January 3, 2022

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0114

Total amount due by January 3, 2022

\$268,523.44

Amount enclosed:

#913375721112001#

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2022	\$265,494.60
Debit Adjustment	01/01/2022		\$3,028.84
Total amount due			\$268,523.44

How We Calculated Your Property Tax For July 1, 2021 Through June 30, 2022

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial		
Original tax rate billed	10.6940%	
New Tax rate	10.7550%	
Estimated Market Value	\$18,412,000	
Billable Assessed Value	\$8,285,400	
ICIP Reg. Comml Ex	-3,320,100.00	
Taxable Value	\$4,965,300 x 10.7550%	
Tax Before Abatements and STAR	\$534,018.04	\$534,018.04
Annual property tax		\$534,018.04
Original property tax billed in June 2021		\$530,989.20
Change In Property Tax Bill Based On New Tax Rate		\$3,028.84

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Property Tax Bill Quarterly Statement

Activity through November 21, 2020

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	\$3,325.39
New Charges	\$790,472.60
Amount Due	\$793,797.99

Please pay by January 4, 2021

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0050

Total amount due by January 4, 2021

\$793,797.99

Amount enclosed:

#913158720112101#

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

9131587201121 01 3084700050 0000079379799 0000079379799 210104112021000 7

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$3,325.39
Finance-Property Tax		01/01/2021	\$767,598.32
Adopted Tax Rate			\$22,874.28
Total amount due			\$793,797.99

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial		
Original tax rate billed	10.5370%	
New Tax rate	10.6940%	
Estimated Market Value	\$48,082,000	
Billable Assessed Value	\$17,534,180	
Parks Dept NYC	-2,964,600.00	
Taxable Value	\$14,569,580 x 10.6940%	
Tax Before Abatements and STAR	\$1,558,070.92	\$1,558,070.92
Annual property tax		\$1,558,070.92
Original property tax billed in June 2020		\$1,535,196.64
Change In Property Tax Bill Based On New Tax Rate		\$22,874.28

Please call 311 to speak to a representative to make a property tax payment by telephone.

For information about the interest rate charged on late payments, visit nyc.gov/taxbill.

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 1, 2021**. 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.

Home banking payment instructions:

1. **Log** into your bank or online bill pay website.
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Property Tax Bill Quarterly Statement

Activity through November 21, 2020

Owner name: MACY'S MALL REAL ESTATE, LLC
Property address: 5120 AVENUE U
Borough, block & lot: BROOKLYN (3), 08470, 0055

Mailing address:
MACY'S MALL REAL ESTATE, LLC
7 W. 7TH ST.
CINCINNATI OH 45202-2424

Outstanding Charges	\$22.70
New Charges	\$8,974,233.90
Amount Due	\$8,974,256.60

Please pay by January 4, 2021

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0055

Total amount due by January 4, 2021

\$8,974,256.60

Amount enclosed:

#913158820112101#

MACY'S MALL REAL ESTATE, LLC
7 W. 7TH ST.
CINCINNATI OH 45202-2424

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$22.70
Finance-Property Tax		01/01/2021	\$8,714,542.66
Adopted Tax Rate			\$259,691.24
Total amount due			\$8,974,256.60

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial		
Original tax rate billed	10.5370%	
New Tax rate	10.6940%	
Estimated Market Value	\$368,712,000	
Billable Assessed Value	\$165,408,421	
Taxable Value	\$165,408,421 x 10.6940%	
Tax Before Abatements and STAR	\$17,688,776.56	\$17,688,776.56
Annual property tax		\$17,688,776.56
Original property tax billed in June 2020		\$17,429,085.32
Change In Property Tax Bill Based On New Tax Rate		\$259,691.24

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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.

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Activity through November 21, 2020

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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	\$356,826.46
Amount Due	\$356,826.46

Please pay by January 4, 2021

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PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON 3-08470-0114

Total amount due by January 4, 2021

\$356,826.46

Amount enclosed:

#913159020112101#

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

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Finance-Property Tax		01/01/2021	\$346,500.82
Adopted Tax Rate			\$10,325.64
Total amount due			\$356,826.46

How We Calculated Your Property Tax For July 1, 2020 Through June 30, 2021

	Overall Tax Rate	Taxes
Tax class 4 - Commercial Or Industrial		
Original tax rate billed	10.5370%	
New Tax rate	10.6940%	
Estimated Market Value	\$22,696,000	
Billable Assessed Value	\$9,896,940	
ICIP	-3,320,100.00	
Taxable Value	\$6,576,840 x 10.6940%	
Tax Before Abatements and STAR	\$703,327.28	\$703,327.28
Annual property tax		\$703,327.28
Original property tax billed in June 2020		\$693,001.64
Change In Property Tax Bill Based On New Tax Rate		\$10,325.64

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