



**Department of
Finance**

Owner name: BROADSIDE REALTY CORP.
Property address: 2750 BROADWAY
Borough, block & lot: MANHATTAN (1), 01877, 0052

**Property Tax Bill
Quarterly Statement**
Activity through August 21, 2015

Mailing address:
BROADSIDE REALTY CORP.
JUST MANAGEMENT CORP.
10326 68TH RD.
FOREST HILLS, NY 11375-3200

Statement Billing Summary

Previous charges	\$81,483.52
Amount paid	\$-74,734.60
Interest	\$6.28
Unpaid charges, if any	\$6,755.20
Current charges	\$0.00
Total amount due by October 1, 2015	\$6,755.20
Total property tax amount due October 1, 2015 from Astoria Fed Sav & Loan Assoc	\$0.00
You, the property owner	\$6,755.20
Amount of property tax not due October 1, 2015 but that Astoria Fed Sav & Loan Assoc can pre-pay	\$74,721.60
If Astoria Fed Sav & Loan Assoc wants to pay all property tax owed by October 1, 2015 please pay	\$74,721.60
Charges you can pre-pay	\$40.00
Total amount you may pay by October 1, 2015	\$6,795.20

Did you know you can pay your property taxes using your smartphone? Visit any of our Business Centers to pay using mobile wallet!

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**Department of
Finance**

Please include this coupon if you pay by mail or in person. 1-01877-0052

Pay today the easy way
nyc.gov/payonline

Total amount due by October 1, 2015 if you still have a mortgage	\$6,755.20
Total amount due by October 1, 2015 if you no longer have a mortgage	\$6,755.20
Amount you may pay by October 1, 2015 if you choose to pay early	\$6,795.20
If you no longer have a mortgage and want to pay everything, please pay	\$81,516.80

Amount enclosed:

#8891247 150821017#

BROADSIDE REALTY CORP.
JUST MANAGEMENT CORP.
10326 68TH RD.
FOREST HILLS NY 11375-3200

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





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Statement Details

August 21, 2015
Broadside Realty Corp.
2750 Broadway
1-01877-0052
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Previous Charges	Due Date	Amount
Total previous charges including interest and payments		\$6,755.20

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2016	\$74,721.60
Rent Stabilization fee \$10/apt.	# Apts	RS fee identifiers	
Housing-Rent Stabilization	4	01/01/2016 012375600 375600	\$40.00
Total tax year charges remaining			\$74,761.60

Annual Property Tax Detail

Tax class 2 - Residential, More Than 10 Units	Tax rate		
Current tax rate	12.8550%		
Estimated market value \$3,410,000	Billable assessed value	Tax rate	Taxes
Tax before exemptions and abatements	\$1,162,530	X 12.8550%	= \$149,443
Tax before abatements			\$149,443
Annual property tax			\$149,443

Did you apply for an exemption or abatement that is not listed on this bill? If you are approved for a tax benefit, we will give it to you on a future bill and the credit will apply back to July 1, 2015.

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: 1-01877-0052. 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.

