



Quarterly Statement of Account

Owner Name: 250 W. 16 ST. OWNERS CO.
Property Address: 248 W. 16TH ST.
Borough, Block & Lot: MANHATTAN (1), 00765, 0070

Mailing Address:
250 W. 16 ST. OWNERS CO.
PLYMOUTH MANAGEMENT GROUP
404 PARK AVE. S. FL. 14
NEW YORK, NY 10016-8412

Statement Billing Summary

(Reflects Account Activity From Your Last Statement Through June 11, 2010)

Previous Balance	\$79,646.70
Amount Paid	\$-79,646.70
Interest	\$0.00
Unpaid Balance, If Any	\$0.00
Current Amount Due	\$84,980.88
Total Amount Due By July 1, 2010	\$84,980.88
Total Property Tax Amount Due July 1, 2010 From:	
Chemical Residential Mtge Corp	\$84,980.88
You, The Property Owner	\$0.00
Amount Of Property Tax Not Due July 1, 2010 But That Chemical Residential Mtge Corp Can Choose To Pay Early	\$254,942.64
If Chemical Residential Mtge Corp Wants To Pay All Property Tax Owed By July 1, 2010 Please Pay:	\$336,524.28
If Chemical Residential Mtge Corp Pays All Property Tax Owed By July 1, 2010 You Would Save	\$3,399.24
Amount Not Due But That You Can Choose To Pay Early	\$50.00
Total Amount You May Pay By July 1, 2010	\$50.00

001400.01
36188



PLEASE INCLUDE THIS COUPON IF YOU PAY BY MAIL OR IN PERSON

IF YOU ARE HAVING PROBLEMS PAYING YOUR MORTGAGE,
PLEASE CALL 311 FOR HELP

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If You Pay Via On-Line Banking You Must Include This Account Number: 1-00765-0070

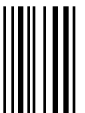
Total Amount Due By July 1, 2010 If You Still Have A Mortgage	\$0.00
Total Amount Due By July 1, 2010 If You No Longer Have A Mortgage	\$84,980.88
Amount You May Pay By July 1, 2010 If You Choose To Pay Early	\$50.00
If You No Longer Have A Mortgage And Want To Pay Everything, Please Pay	\$336,574.28

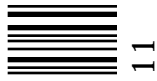
Amount Enclosed:

#BWNFFBV
#9409769100611019#

250 W. 16 ST. OWNERS CO.
PLYMOUTH MANAGEMENT GROUP
404 PARK AVE. S. FL. 14
NEW YORK NY 10016-8412

**If Paying The Easy Way Isn't For You,
Mail Payment To:**
NYC Department of Finance
PO Box 92
New York, NY 10008-0092





Previous Balance	Activity Date	Date	Amount
Finance-Property Tax		04/01/2010	\$79,646.70
Payment	04/15/2010	Chemical Residential Mtge Corp	\$-79,646.70
Unpaid Balance, If Any			\$0.00

Current Amount Due	Activity Date	Date	Amount
Finance-Property Tax		07/01/2010	\$101,134.42
J51 Abatement	06/11/2010		\$-337.50
Coop Condo Abatement	06/11/2010		\$-15,816.04
Total Amount Due By July 1, 2010			\$84,980.88

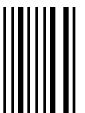
Amount Not Due But That Can Be Paid Early			
	Activity Date	Date	Amount
Finance-Property Tax		10/01/2010	\$101,134.42
J51 Abatement	06/11/2010		\$-337.50
Coop Condo Abatement	06/11/2010		\$-15,816.04
Finance-Property Tax		01/01/2011	\$101,134.42
J51 Abatement	06/11/2010		\$-337.50
Coop Condo Abatement	06/11/2010		\$-15,816.04
Finance-Property Tax		04/01/2011	\$101,134.42
J51 Abatement	06/11/2010		\$-337.50
Coop Condo Abatement	06/11/2010		\$-15,816.04
Rent Stabilization Fee \$10/Apt.	# Apts	RS Fee Identifiers	
Housing-Rent Stabilization	5	04/01/2009 010126300 126300	\$50.00
Total Amount Not Due But That Can Be Paid Early			\$254,992.64

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Your Prompt Payment Is Greatly Appreciated.

Did Your Mailing Address Change?

If So, Please Visit Us At nyc.gov/changemailingaddress Or Call 311.



Annual Property Tax Detail

Tax Class 2 - Residential, More Than 10 Units
Current Tax Rate

Tax Rate
13.2410%

Estimated Market Value	\$7,450,000	Billable Assessed Value		Tax Rate		Taxes
Tax Before Exemptions And Abatements		\$3,115,800	X	13.2410%	=	\$412,563
Basic Star - School Tax Relief 29 Units		\$-60,610				\$-8,025
Tax Before Abatements		\$3,055,190				\$404,538
Co-op/Condo Abatement 41 Units @ 17.5%						\$-63,264
J51 Abatement						\$-1,350
Annual Property Tax						\$339,924

We want to value your property based on actual income and expenses for your building, instead of our estimates. Please provide this information by visiting nyc.gov/rpie before September 1, 2010.

