



# Quarterly Statement of Account

WE WANT TO HELP YOU PAY THE RIGHT AMOUNT ON TIME

**Mailing Address:**

Goodstein Management Inc.  
211 East 46th Street Apt. 5th Flo  
New York, NY 10017-2935

**Owner Name:** 270 Riverside Drive, LLC  
**Property Address:** 270 Riverside Dr.  
**Borough, Block & Lot:** Manhattan (1), 01888, 0043

## Statement Billing Summary

(Reflects Account Activity from Your Last Statement through June 06, 2009)

Previous Balance	\$484.80
Amount Paid	\$0.00
Interest	\$22.24
<b>Unpaid Balance, if Any</b>	<b>\$507.04</b>

Current Amount Due	\$151,948.52
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<b>Total Amount Due By July 1, 2009</b>	<b>\$152,455.56</b>
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Amount Not Due but That You Can Choose to Pay Early	\$154,769.40
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<b>If You Want to Pay Everything You Owe By July 1, 2009 Please Pay:</b>	<b>\$302,588.78</b>
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If You Pay Everything You Owe By July 1, 2009, You Would Save	\$4,636.18
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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

If you Pay Via On-Line Banking You Must Include this Account Number: 1-01888-0043

**Pay Today The Easy Way**  
**[nyc.gov/payonline](http://nyc.gov/payonline)**  
**Fast.Easy.Accurate.Timely.**

<b>Total Amount Due By July 1, 2009</b>	\$152,455.56
<b>If You Want to Pay Everything You Owe By July 1, 2009 Please Pay:</b>	<b>\$302,588.78</b>

#BWNFFBV  
#9353790090606013#  
Goodstein Management Inc.  
211 East 46th Street Apt. 5th Flo  
New York, NY 10017-2935



**Amount Enclosed:**

**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
Bldg-Elevator 10188800043		06/17/2008	\$213.31
Interest			\$9.78
<b>Rent Stabilization Fee \$10/Apt.</b>	<b># Apts</b>	<b>RS Fee Identifiers</b>	
Housing-Rent Stabilization	27	04/01/2006 012558500 558500	\$10.15
Interest			\$0.46
Housing-Rent Stabilization	25	04/01/2007 012558500 558500	\$261.34
Interest			\$12.00
<b>Unpaid Balance, if Any</b>			<b>\$507.04</b>

Current Amount Due	Activity Date	Date	Amount
Finance-Property Tax		07/01/2009	\$158,417.72
SCRIE Rent Stabilization Abatement	06/06/2009		\$-1,803.78
Drie Disability Rent Increase Abate	06/06/2009		\$-787.10
J51 Abatement	06/06/2009		\$-3,878.32
<b>Total Amount Due By July 1, 2009</b>			<b>\$151,948.52</b>

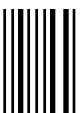
Amount Not Due but That Can be Paid Early	Activity Date	Date	Amount
Finance-Property Tax		01/01/2010	\$158,417.72
J51 Abatement	06/06/2009		\$-3,878.32
<b>Rent Stabilization Fee \$10/Apt.</b>	<b># Apts</b>	<b>RS Fee Identifiers</b>	
Housing-Rent Stabilization	23	04/01/2008 012558500 558500	\$230.00
<b>Total Amount Not Due but That Can be Paid Early</b>			<b>\$154,769.40</b>

Pay Today The Easy Way  
nyc.gov/payonline  
Fast.Easy.Accurate.Timely.

Your Prompt Payment is Greatly Appreciated.

Did Your Mailing Address Change?

If so, Please Visit Us at [nyc.gov/changemailingaddress](http://nyc.gov/changemailingaddress) or Call (212) 504-4080



**Annual Property Tax Detail**

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

**Tax Rate**  
13.0530%

<b>Estimated Market Value</b>	<b>\$7,590,000</b>	<b>Billable Assessed Value</b>		<b>Tax Rate</b>		<b>Taxes</b>
<b>Tax Before Exemptions and Abatements</b>		<b>\$2,427,300</b>	<b>X</b>	<b>13.0530%</b>	<b>=</b>	<b>\$316,835</b>
<b>Tax Before Abatements</b>		<b>\$2,427,300</b>				<b>\$316,835</b>
J51 Abatement						<b>\$-7,757</b>
Senior Citizens Rent Increase Exemption	\$1,804					
Disability Rent Increase Abatement	\$787					
<b>Annual Property Tax</b>						<b>\$309,078</b>

You are required to tell us the income and expenses for your property before September 1, 2009.  
Please file the information electronically by visiting [nyc.gov/rpie](http://nyc.gov/rpie).

**We want to help you pay the right amount on time. Did we do that? Did you understand the statement?  
Did you know how much you had to pay? Did you know when your payment was due?**

Please let us know by signing on to [nyc.gov/financefeedback](http://nyc.gov/financefeedback).

Press "Start Survey". Select "Statement of Account" and press "Submit". Complete the 3 question survey.  
Thank You.

