



Quarterly Statement of Account

WE WANT TO HELP YOU PAY THE RIGHT AMOUNT ON TIME

Owner Name: 1347 Ocean LLC
Property Address: 1355 Ocean Ave.
Borough, Block & Lot: **Brooklyn (3), 07566, 0020**

Mailing Address:
1347 Ocean LLC
1355 Ocean Avenue
Brooklyn, NY 11230

Statement Billing Summary

(Reflects Account Activity from Your Last Statement through August 28, 2009)

Previous Balance	\$26,170.25
Amount Paid	\$-26,170.25
Interest	\$0.00
Unpaid Balance, if Any	\$0.00
Current Amount Due	\$0.00
Total Amount Due By October 1, 2009	\$0.00
Total Property Tax Amount Due October 1, 2009 from:	
Independence Savings Bank	\$0.00
You, the Property Owner	\$0.00
Amount of Property Tax Not Due October 1, 2009 but that Independence Savings Bank Can Choose to Pay Early	\$21,493.48
If Independence Savings Bank Wants to Pay All Property Tax Owed By October 1, 2009 Please Pay:	\$21,493.48
Amount Not Due but That You Can Choose to Pay Early	\$1,804.75
Total Amount You May Pay By October 1, 2009	\$1,804.75

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

If you Pay Via On-Line Banking You Must Include this Account Number: 3-07566-0020

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IMPORTANT MESSAGE:

Finance will waive interest and penalties on ECB default debt paid 9/15 - 12/15. See insert.

Total Amount Due By October 1, 2009 if You Still Have a Mortgage	\$0.00
Amount You May Pay By October 1, 2009 if You Choose to Pay Early	\$1,804.75
If You No Longer Have a Mortgage and Want to Pay Everything, Please Pay	\$23,298.23

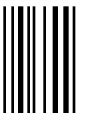
Amount Enclosed:

**If Paying the Easy Way Isn't for You,
Mail Payment To:**

NYC Department of Finance
PO Box 32
New York, NY 10008-0032

#BWNFFBV
#9731553090828018#

1347 OCEAN LLC
1355 OCEAN AVENUE
BROOKLYN NY 11230



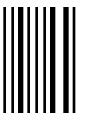
Previous Balance	Activity Date	Date	Amount
Finance-Property Tax		07/01/2009	\$18,411.85
Payment	07/01/2009	Independence Savings Bank	\$-18,411.85
Bldg-Elevator 30756600020		01/10/2007	\$97.48
Payment	06/16/2009		\$-97.48
Housing-Emergency Repair		10/29/2007	\$2,179.46
Payment	06/16/2009		\$-2,179.46
Housing-Emergency Repair		11/01/2007	\$41.05
Payment	06/16/2009		\$-41.05
Housing-Emergency Repair		11/02/2007	\$34.88
Payment	06/16/2009		\$-34.88
Bldg-Elevator 30756600020		11/13/2007	\$81.39
Payment	06/16/2009		\$-81.39
Housing-Emergency Repair		11/28/2007	\$875.07
Payment	06/16/2009		\$-875.07
Housing-Emergency Repair		01/03/2008	\$101.72
Payment	06/16/2009		\$-101.72
Housing-Emergency Repair		01/16/2008	\$508.76
Payment	06/16/2009		\$-508.76
Housing-Emergency Repair		01/31/2008	\$97.02
Payment	06/16/2009		\$-97.02
Housing-Emergency Repair		02/14/2008	\$81.76
Payment	06/16/2009		\$-81.76
Housing-Emergency Repair		03/31/2008	\$386.31
Payment	06/18/2009		\$-386.31
Housing-Emergency Repair		04/01/2008	\$92.20
Payment	06/16/2009		\$-92.20
Housing-Emergency Repair		04/03/2008	\$27.21
Payment	06/16/2009		\$-27.21
Housing-Emergency Repair		04/23/2008	\$906.90
Payment	06/16/2009		\$-906.90
Fire-Prevention Inspection 08620		08/28/2008	\$280.30
Payment	06/16/2009		\$-280.30
Housing-Emergency Repair		10/14/2008	\$93.78
Payment	06/16/2009		\$-93.78
Bldg-Elevator 30756600020		11/12/2008	\$67.98

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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**.



Previous Balance	Activity Date	Date	Amount
Payment	06/16/2009		\$-67.98
Housing-Emergency Repair		11/14/2008	\$87.78
Payment	06/16/2009		\$-87.78
Housing-Emergency Repair		11/18/2008	\$25.36
Payment	06/16/2009		\$-25.36
Housing-Emergency Repair		12/05/2008	\$31.71
Payment	06/16/2009		\$-31.71
Housing-Emergency Repair		12/09/2008	\$25.36
Payment	06/16/2009		\$-25.36
Housing-Emergency Repair		01/02/2009	\$111.94
Payment	06/16/2009		\$-111.94
Housing-Emergency Repair		01/09/2009	\$12.68
Payment	06/16/2009		\$-12.68
Rent Stabilization Fee \$10/Apt.	# Apts	RS Fee Identifiers	
Housing-Rent Stabilization	53	04/01/2005 030971200 971200	\$236.77
Payment	06/16/2009		\$-236.77
Housing-Rent Stabilization	53	04/01/2006 030971200 971200	\$694.06
Payment	06/16/2009		\$-694.06
Housing-Rent Stabilization	53	04/01/2007 030971200 971200	\$579.47
Payment	06/16/2009		\$-579.47
Unpaid Balance, if Any			\$0.00

Current Amount Due	Activity Date	Date	Amount
Housing-Emergency Repair		12/08/2008	\$925.31
Payment	06/16/2009		\$-925.31
Total Amount Due By October 1, 2009			\$0.00

Amount Not Due but That Can be Paid Early	Activity Date	Date	Amount
Finance-Property Tax		01/01/2010	\$26,608.54
SCRIE Rent Stabilization Abatement	08/13/2009		\$-5,115.06
Housing-Emergency Repair		04/09/2009	\$20.56
Sales Tax	06/19/2009		\$1.72
Administrative Fee	06/19/2009		\$3.08
Housing-Emergency Repair		04/14/2009	\$976.14
Sales Tax	06/19/2009		\$81.75
Administrative Fee	06/19/2009		\$146.42
Housing-Emergency Repair		04/27/2009	\$20.56
Sales Tax	06/19/2009		\$1.72
Administrative Fee	06/19/2009		\$3.08
Housing-Emergency Repair		05/04/2009	\$15.98
Sales Tax	06/19/2009		\$1.34
Administrative Fee	06/19/2009		\$2.40



Amount Not Due but That Can be Paid Early

	Activity Date	Date		Amount
Rent Stabilization Fee \$10/Apt.	# Apts		RS Fee Identifiers	
Housing-Rent Stabilization	53	04/01/2008	030971200 971200	\$530.00
Total Amount Not Due but That Can be Paid Early				\$23,298.23

Annual Property Tax Detail

Tax Class 2 - Residential, More Than 10 Units		Tax Rate		
Current Tax Rate		13.0530%		
Estimated Market Value \$906,000		Billable Assessed		
		Value	Tax Rate	Taxes
Tax Before Exemptions and Abatements		\$407,700	X 13.0530%	= \$53,217
Tax Before Abatements		\$407,700		\$53,217
Senior Citizens Rent Increase Exemption	\$13,312			
Annual Property Tax				\$53,217

You are entitled to protest the emergency repair charge by filing an objection in writing with the Department of Housing Preservation and Development (HPD), but any such objection must be filed **on or prior to the date that the charge will become due and payable, as provided in NYC Housing Maintenance Code section 27-2144.** For information on filing an objection, please call HPD at 212-863-6020 or email HPD at hpderp@hpdnyc.gov. The charge is enforced as a **tax** lien on real property under article 8 of subchapter 5 of the NYC Housing Maintenance Code.

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.

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

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

