

Quarterly Statement of Account

WE WANT TO HELP YOU PAY THE RIGHT AMOUNT ON TIME

Mailing Address:

Surfair Equities Inc.
B.L. Management
4219 Bell Blvd.
Flushing, NY 11361-2863

Owner Name: Surfair Equities Inc.
Property Address: 3520 73rd St.
Borough, Block & Lot: Queens (4), 01272, 0012

Statement Billing Summary

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

Previous Balance	\$36,112.37
Amount Paid	\$-36,112.37
Interest	\$0.00
Unpaid Balance, if Any	\$0.00
Current Amount Due	\$37,734.19
Total Amount Due By October 1, 2009	\$37,734.19
Amount Not Due but That You Can Choose to Pay Early	\$75,398.38
If You Want to Pay Everything You Owe By October 1, 2009 Please Pay:	\$112,002.49
If You Pay Everything You Owe By October 1, 2009, You Would Save	\$1,130.08

001400.01
34560



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: 4-01272-0012

IMPORTANT MESSAGE:

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

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

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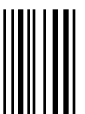
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SURFAIR EQUITIES INC.
B.L. MANAGEMENT
4219 BELL BLVD.
FLUSHING NY 11361-2863

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



Previous Balance	Activity Date	Date	Amount
Finance-Property Tax		07/01/2009	\$36,112.37
Payment	07/13/2009		\$-36,112.37
Unpaid Balance, if Any			\$0.00

Current Amount Due	Activity Date	Date	Amount
Finance-Property Tax		10/01/2009	\$37,669.19
Bldg-Elevator 40127200012		06/16/2009	\$65.00
Total Amount Due By October 1, 2009			\$37,734.19

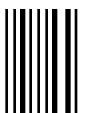
Amount Not Due but That Can be Paid Early				Amount
	Activity Date	Date		
Finance-Property Tax		01/01/2010		\$37,669.19
Finance-Property Tax		04/01/2010		\$37,669.19
Rent Stabilization Fee \$10/Apt.	# Apts		RS Fee Identifiers	
Housing-Rent Stabilization	1	04/01/2008	040034500 034503	\$10.00
Housing-Rent Stabilization	3	04/01/2008	040034601 034605	\$30.00
Housing-Rent Stabilization	2	04/01/2008	040034602 034607	\$20.00
Total Amount Not Due but That Can be Paid Early				\$75,398.38

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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	Overall Tax Rate	School Tax Rate	Veteran Rate
Current Tax Rate	13.0530%	7.7050%	5.3480%
Estimated Market Value \$3,400,000	Billable Assessed Value	Tax Rate	Taxes
Tax Before Exemptions and Abatements	\$1,530,000	X 13.0530%	= \$199,711
Basic Star - School Tax Relief 48 Units	\$-85,440		\$-11,152
Enhanced Star - School Tax Relief 6 Units	\$-21,420		\$-2,796
Senior Citizens Homeowners' Exemption	\$-15,223		\$-1,987
Disabled Homeowner	\$-7,176		\$-937
Veteran Exemption	\$-3,769	5.3480%	\$-202
Tax Before Abatements	\$1,396,972		\$182,637
Co-op/Condo Abatement 96 Units @ 17.5%			\$-31,960
Senior Citizens Rent Increase Exemption \$1,557			
Annual Property Tax			\$150,677

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

