



Property Tax Bill Quarterly Statement

Activity through February 19, 2016

Owner name: THOMPSON STREET PARTNERS,
Property address: 52 THOMPSON STREET CU3
Borough, block & lot: MANHATTAN (1), 00488, 1005

Mailing address:
THOMPSON STREET PARTNERS,
EMPIRE MANAGEMENT
347 5TH AVE. RM. 1600
NEW YORK, NY 10016-5049

Outstanding Charges	\$0.00
New Charges	\$0.00
Amount Due	\$0.00

Visit us at nyc.gov/finance or call 311 for more information.

001400.01
20193



This statement is for your information only.

Total amount due by April 1, 2016 if you still have a mortgage

\$0.00

Amount enclosed:

#8926772 160219018#

THOMPSON STREET PARTNERS,
EMPIRE MANAGEMENT
347 5TH AVE. RM. 1600
NEW YORK NY 10016-5049

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





Property Tax Bill Quarterly Statement

Activity through February 24, 2017

Owner name: THOMPSON STREET PARTNERS,
Property address: 52 THOMPSON STREET CU3
Borough, block & lot: MANHATTAN (1), 00488, 1005

Mailing address:
EMPIRE MANAGEMENT
THOMPSON STREET PARTNERS,
347 5TH AVE. RM. 1600
NEW YORK, NY 10016-5049

Outstanding Charges	\$3,000.00
New Charges	\$0.00
Amount Due	\$3,000.00

Please pay by April 3, 2017

Visit us at nyc.gov/finance or call 311 for more information.

1400.01
40
20144

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



Please include this coupon if you pay by mail or in person. 1-00488-1005

**Department of
Finance**

Total amount due by April 3, 2017 if you still have a mortgage
Total amount due by April 3, 2017 if you no longer have a mortgage

\$3,000.00
\$3,000.00

Amount enclosed:

#8763957 17022401#

EMPIRE MANAGEMENT
THOMPSON STREET PARTNERS,
347 5TH AVE. RM. 1600
NEW YORK NY 10016-5049

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Property Tax Bill Quarterly Statement Activity through February 23, 2018

Owner name: THOMPSON STREET PARTNERS,
Property address: 52 THOMPSON STREET CU3
Borough, block & lot: MANHATTAN (1), 00488, 1005

Mailing address:
EMPIRE MANAGEMENT
THOMPSON STREET PARTNERS,
347 5TH AVE. RM. 1600
NEW YORK NY 10016-5049

Outstanding Charges	\$6,570.04
New Charges	\$0.00
Amount Due	\$6,570.04

Please pay by April 2, 2018

FT - LD
1400.01
40 - 1
21839

Visit us at nyc.gov/finance or call 311 for more information.



Please include this coupon if you pay by mail or in person. 1-00488-1005

Total amount due by April 2, 2018 if you still have a mortgage	\$6,570.04
Total amount due by April 2, 2018 if you no longer have a mortgage	\$6,570.04

Amount enclosed:

#960213418022301#

EMPIRE MANAGEMENT
THOMPSON STREET PARTNERS,
347 5TH AVE. RM. 1600
NEW YORK NY 10016-5049

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680



Department of Finance

Statement Details

February 23, 2018
Thompson Street Partners,
52 Thompson Street CU3
1-00488-1005
Page 2

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$6,570.04
Total amount due			\$6,570.04

Annual Property Tax Detail

Tax class 4 - Commercial Property		Tax rate			
Current tax rate		10.5140%			
Estimated market value	\$1,912,195	Billable assessed value		Tax rate	Taxes
Tax before exemptions and abatements		\$546,253	X	10.5140%	= \$57,433
Tax before abatements					\$57,433
Annual property tax					\$57,433

If you own income producing property, you must file a Real Property Income and Expense Statement or a Claim of Exclusion unless you are exempt by law. The deadline to file is June 1, 2018. Failure to file will result in penalties and interest, which will become a lien on your property if they go unpaid. To see if you are exempt from this requirement and to learn more, please visit nyc.gov/rpie.

PLEASE NOTE: There are outstanding charges, other than real estate taxes, that have been billed against your building, on common condo billing lot 1-00488-7501 . These charges are partially your responsibility. Please contact your managing agent, so that these DELINQUENT charges are paid, to avoid the possibility of being included in the next Tax Lien Sale.

If you would like a payment agreement for your outstanding property taxes, we now offer a monthly payment agreement as well as the semi-annual and quarterly agreements.

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: 1-00488-1005 . 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.





Statement Details

February 24, 2017
Thompson Street Partners,
52 Thompson Street CU3
1-00488-1005
Page 2

Department of Finance

Table with 3 columns: Billing Summary, Activity Date, Due Date, Amount. Row 1: Outstanding charges including interest and payments, \$3,000.00. Row 2: Total amount due, \$3,000.00.

Annual Property Tax Detail

Table with 4 columns: Tax class, Current tax rate, Estimated market value, Billable assessed value, Tax rate, Taxes. Row 1: Tax class 4 - Commercial Property, Current tax rate 10.5740%. Row 2: Estimated market value \$1,401,295, Billable assessed value \$443,060, Tax rate 10.5740%, Taxes \$46,849. Row 3: Tax before exemptions and abatements \$46,849. Row 4: Tax before abatements \$46,849. Row 5: Annual property tax \$46,849.

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Property Tax Bill Quarterly Statement Activity through June 1, 2018

Owner name: THOMPSON STREET PARTNERS,
Property address: 52 THOMPSON STREET CU3
Borough, block & lot: MANHATTAN (1), 00488, 1005

Mailing address:
EMPIRE MANAGEMENT
THOMPSON STREET PARTNERS,
347 5TH AVE. RM. 1600
NEW YORK NY 10016-5049

Outstanding Charges	\$6,871.51
New Charges	\$33,631.66
Amount Due	\$40,503.17

Please pay by July 2, 2018

FT - LD
1400.01
40 - 1
27037

Visit us at nyc.gov/finance or call 311 for more information.



Please include this coupon if you pay by mail or in person. 1-00488-1005

Total amount due by July 2, 2018 if you still have a mortgage	\$6,871.51
Total amount due by July 2, 2018 if you no longer have a mortgage	\$40,503.17
If you no longer have a mortgage and want to pay everything, please pay	\$73,798.51

Amount enclosed:

#833880218060101#

EMPIRE MANAGEMENT
THOMPSON STREET PARTNERS,
347 5TH AVE. RM. 1600
NEW YORK NY 10016-5049

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680



Department of Finance

Statement Details

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$6,871.51
Finance-Property Tax		07/01/2018	\$33,631.66
Total amount due			\$40,503.17

Tax Year Charges Remaining	Activity Date	Due Date	Amount
Finance-Property Tax		01/01/2019	\$33,631.66
Total tax year charges remaining			\$33,631.66
If you pay everything you owe by July 2, 2018, you would save:			\$336.32

Annual Property Tax Detail				
Tax class 4 - Commercial Property		Tax rate		
Current tax rate		10.5140%		
Estimated market value	\$1,836,679	Billable assessed value		
Tax before exemptions and abatements		\$639,750	X 10.5140%	= \$67,263
Tax before abatements				\$67,263
Annual property tax				\$67,263

The NYC Health Department would like to remind property owners that they must remove standing water, where mosquitos can breed in warm weather. For more information, please visit nyc.gov/health or call 311.

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Statement Details

Department of Finance

Billing Summary	Activity Date	Due Date	Amount
Outstanding charges including interest and payments			\$0.00
Total amount due			\$0.00

Annual Property Tax Detail

Tax class 4 - Commercial Property	Tax rate			
Current tax rate	10.6560%			
Estimated market value \$1,044,086	Billable assessed value		Tax rate	Taxes
Tax before exemptions and abatements	\$385,849	X	10.6560%	= \$41,116
Tax before abatements				\$41,116
Annual property tax				\$41,116

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Soho Thompson
54 Thompson Street, 5th Floor
C/O Pink Stone Capital
New York, NY 10013

OPEN ITEM STATEMENT

VISUALHOUSE USA LLC

Date: 06-26-2018
Account: 013300-003

54 Thompson Street #300
New York, NY 10012

Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
Soho Thompson
54 Thompson Street, 5th Floor
C/O Pink Stone Capital
New York, NY 10013

Statement for:
VISUALHOUSE USA LLC

Statement date
06-26-2018

54 Thompson Street
New York, NY 10012

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
300	04-01-2018	Property Tax Charge 2017/18	10,584.00
300	06-01-2018	Commercial Rent Charge	3,386.00
300	06-20-2018	Rent Concession	3,386.00-
300	06-26-2018	Electricity Charge	2,812.60
300	07-01-2018	Property Tax Charge 2018/19	13,073.50
300	07-01-2018	Commercial Rent Charge	32,887.90
		Balance:	<u><u>59,358.00</u></u>

Payment due upon receipt.

Please pay by due date to avoid late charges.

Electric Service

Amount Due This Period

Service Address: 52-54 Thompson Street Acct#: 550-00040
 Occupant Name: Visual House USA LLC Floor: 3
 Tenant Number: 28157 Space: Entire 3rd Floor

\$2,812.60

Bill To: Remit To: Page 1 of 1

Visual House USA LLC
 52-54 Thompson Street
 New York, NY 10012

Pink Stone Capital
 ATTN: Erseida Mhilli
 515 Greenwich Street
 Suite 502
 New York, NY 10013

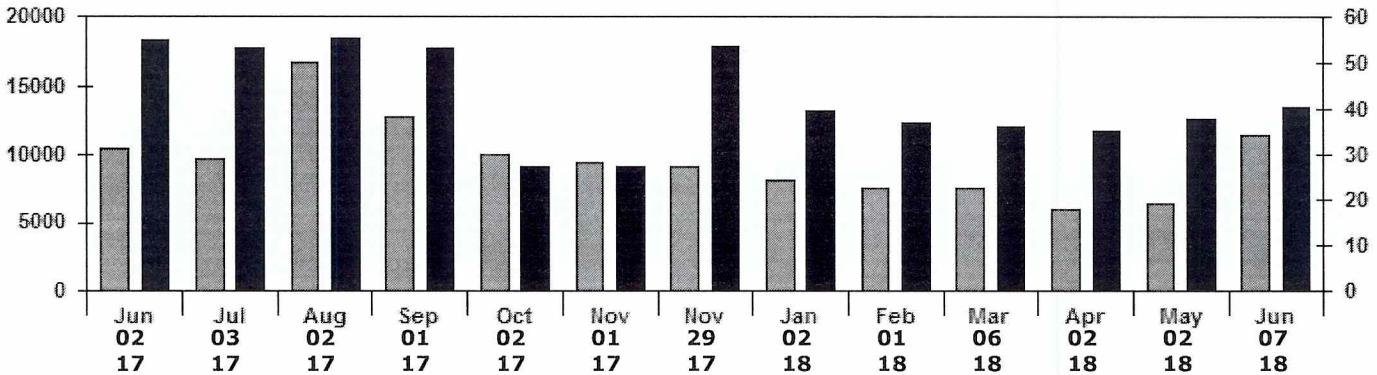
for 36 days from May 02, 2018 to June 07, 2018

Electric Adjustment Factor: 0.011967/KWH

Meter		Energy (KWH)		Demand (KW)			Charge
		On Peak	Off Peak	Transmission	Primary	Secondary	
010896	Cur	542421			18.690		
	Prior	534166			0.000		
	Mult	1.00			1.00		
	Use	8255			18.690		
983124	Cur	415047			6.000		
	Prior	415039			0.000		
	Mult	1.00			1.00		
	Use	2			1.393		
Allocation = 23.21%							
983125	Cur	33398			88.620		
	Prior	19598			0.000		
	Mult	1.00			1.00		
	Use	3203			20.569		
Allocation = 23.21%							
Totals:		11460			40.652		2,091.28

MSC Charge 11460 At 0.034266 **392.69**
 Sales Tax@ 8.875% **229.27**
Total \$2,812.60

Historical Usage
 On Peak KWH -- Off Peak KWH -- KW



prepared by: Utilities Research Associates Group, Inc.

All rates are based on a 30-day bill period. Where a bill is rendered for other than a 30-day period, the rates and charges are prorated on the basis of the number of elapsed days divided by 30.

Tenant	Base Tax Year	RE Tax Base Year Amount	% Responsible	2017/18		2018/19	
				Current RE TAX	RE TAX Escalation Due	Current RE TAX	RE TAX Escalation Due
Visual House	2015/16	\$ 41,116.00	100%	\$ 57,433.00	\$ 16,317.00	\$ 67,263.00	\$ 26,147.00

↳ \$57,333 we have report
 for your tax + your



Property Tax Bill
Quarterly Statement
Activity through June 1, 2018

Owner name: THOMPSON STREET PARTNERS,
Property address: 52 THOMPSON STREET CU3
Borough, block & lot: MANHATTAN (1), 00488, 1005

Mailing address:
EMPIRE MANAGEMENT
THOMPSON STREET PARTNERS,
347 5TH AVE. RM. 1600
NEW YORK NY 10016-5049

Table with 2 columns: Description, Amount. Rows: Outstanding Charges (\$6,871.51), New Charges (\$33,631.66), Amount Due (\$40,503.17)

Please pay by July 2, 2018

FT - LD
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27037

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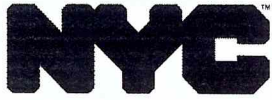
Amount enclosed: [Empty box]

833880218060101

EMPIRE MANAGEMENT
THOMPSON STREET PARTNERS,
347 5TH AVE. RM. 1600
NEW YORK NY 10016-5049

Make checks payable & mail payment to:
NYC Department of Finance
P.O. Box 680
Newark NJ 07101-0680

8338802180601 01 1004881005 0000004050317 0000000687151 180702270081001 8



**Department of
Finance**

Statement Details

June 1, 2018
Thompson Street Partners,
52 Thompson Street CU3
1-00488-1005
Page 2

Billing Summary	Activity Date	Due Date	Amount
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Property Tax Bill
Quarterly Statement
Activity through February 23, 2018

Owner name: THOMPSON STREET PARTNERS,
Property address: 52 THOMPSON STREET CU3
Borough, block & lot: MANHATTAN (1), 00488, 1005

Mailing address:
EMPIRE MANAGEMENT
THOMPSON STREET PARTNERS,
347 5TH AVE. RM. 1600
NEW YORK NY 10016-5049

Table with 2 columns: Description and Amount. Rows include Outstanding Charges (\$6,570.04), New Charges (\$0.00), and Amount Due (\$6,570.04).

Please pay by April 2, 2018

FT - LD
1400.01
40 - 1
21839

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Department of Finance

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Amount enclosed: [Empty box]

960213418022301

EMPIRE MANAGEMENT
THOMPSON STREET PARTNERS,
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NEW YORK NY 10016-5049

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9602134180223 01 1004881005 0000000657004 0000000657004 180402270081001 1



**Department of
Finance**

Statement Details

February 23, 2018
Thompson Street Partners,
52 Thompson Street CU3
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		\$546,253	X 10.5140%
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