

RPIE 2024 - Verify Parcel Information

Our system shows you are required to submit RPIE 2024 filing.

Please verify that you have selected the correct property.

If the mailing address shown below is incorrect, you may submit an . Please note that an address change may no

BBL

1-01348-0035

Property Address

336 EAST 56 STREET

Owner

CHARLES HENRY PROPERTIES, LLC

534 W 42ND ST

APT 8

NEW YORK NY 10036-6221

Please enter the following information for the filer of this application:

Filer Information

BBL:

Address:

Assessed Value (

Building Square F

Use:

Section A - Owner/Filer Information

Owner's Name:

CHARLES HENRY PROPERTIES, LLC

Owner EID Type:

EIN ▼

EID #:

Note: EIN/ITIN/SSN will not show on printouts.

Add Additional Owner?:

☐

Filer's Name:

Claude Simon

Filer's EID type:

SSN ▼

EID #

Note: EIN/ITIN/SSN will not show on printouts.

Filer's Relationship to the Property:

Owner ▼

Section B - Contact Information

Is the filer of this application also
the contact person?



Phone:

(212)683-9300

Email:

claudio@charleshenryproperties.com

Property Identification Details

BBL:

Address:

Assessed Value (

Building Square F

Use:

Section C - Consolidated Lots

Is this filing for consolidated lots?

No ▼

Consolidated lot filings apply to two or more properties that meet the following criteria:

- Operate as a single economic unit.
- Are located in the same borough.
- Share the same ownership.
- Have the same tax class. (Tax Class:2B)
- Are all hotels, if one is a hotel.
- Are located on contiguous lots.

*Contiguous lots are those that share either an edge or boundary, and are neighboring, adjacent, or adjoining.
This definition can include nearby lots within the same tax block or those separated by roads or paths.*

Exclusions

BBL:

Address:

Assessed Value (

Building Square F

Use:

Click the "Certification" link at the top of the page to certify and submit this filing as is.

Section D - RPIE Exclusions

I am not required to file an RPIE for this year because my property:

- ☐ a. has an **actual assessed value** of \$40,000 or less.
- ☐ b. is **exclusively residential** with 10 or fewer apartments.
- ☒ c. is **primarily residential** with six or fewer apartments, no more than one commercial unit, and is in **Tax Class 2B**
- ☐ d. is a **residential cooperative** apartment building with less than 2,500 square feet of commercial space).
- ☐ e. is a **residential unit** that was **sold** and is **not owned by the sponsor**.
- ☐ f. is rented exclusively to a **related person or entity**.
- ☐ g. is **occupied exclusively by the owner** but is not a department store with 10,000 or more gross sq parking garage or lot; a power plant or other utility property; a self-storage warehouse; a gas station
- ☐ h. is owned and used exclusively by a **fully tax-exempt not-for-profit organization or government e** income.
- ☐ i. is **vacant or uninhabitable** and non-income-producing for the entire year.
- ☐ j. is **vacant, non-income-producing** land.
- ☐ k. The **owner** has not operated the property and is without knowledge of the income and expenses for **year** of the reporting period.

Our system shows that you are NOT required to proceed further. Do you wish to voluntarily submit a filing?

No 

Click the "Certification" link at the top of the page to certify and submit this filing as is.

RPIE - Short Form

BBL:
Address:
Assessed Value (
Building Square F
Use:

Section SF - Short Form

You are not eligible to file a **SHORT FORM**.

Please click **NEXT** to continue to the **REGULAR FORM**.

Property Use

BBL:

Address:

Assessed Value (

Building Square F

Use:

Section E - Property Use and Vacancy Information

1. Description:

Below are the # of
units DOF has on file.
To request for
correction, please visit
.

a. Total Number of Units

0

b. Number of Residential Units

0

6

c. Number of Commercial Units

0

2

d. Number of Buildings

0

e. Number of Outdoor Parking
Spaces

0

f. Number of Indoor Garage Spaces

0

g. Year of Purchase

% Vacant

Below is the sq.ft
DOF has on file. To
request for correction,
please visit .

2. Residential

0

2,808

3. Office

0

0

4. Retail Tenants

0

936

5. Loft

0

0

6. Factory

	<input type="text" value="0"/>	<input type="text" value="0"/>	
7.	Warehouse	<input type="text" value="0"/>	<input type="text" value="0"/>
8.	Storage	<input type="text" value="0"/>	<input type="text" value="0"/>
9.	Garage/Parking	<input type="text" value="0"/>	<input type="text" value="0"/>
10.	<input type="text" value="Description"/>	<input type="text" value="0"/>	
11.	<input type="text" value="Description"/>	<input type="text" value="0"/>	
12.	<input type="text" value="Description"/>	<input type="text" value="0"/>	
13.	<input type="text" value="Description"/>	<input type="text" value="0"/>	

BBL:

Address:

Assessed Value (

Building Square F

Use:

Section H - Lease and Occupancy

***If you are filing as a property owner and you have multiple tenants with different lease agreements and all tenants do not pay triple net expenses, please do not fill out SECTION H and continue onto SECTION J.**

1. Does the tenant lease the entire property? ☐ Yes ☐ No
2. Does the tenant pay utility expenses? ☐ Yes ☐ No
3. Does the tenant pay maintenance and repair expenses? ☐ Yes ☐ No
4. Does the tenant pay property tax for the space occupied? ☐ Yes ☐ No
5. What is the annual rent to the property owner?
6. Is the net lessee or owner related party subleasing any of the property? ☐ Yes ☐ No
7. Are you filing as a ground lessor? ☐ Yes ☐ No
8. Owner Occupancy:
 - a. Is any part of this property owner-occupied or occupied by a related party? ☐ Yes ☐ No

BBL:

Address:

Assessed Value (

Building Square F

Use:

Income and Expense Statement

WITH STORES

Section I - Reporting Period

The Income and Expense Statement is for:

Full Calendar Year



Section J - Income from Real Estate

1. Residential

of Units

Actual Income

a. Regulated

0

0

b. Unregulated

0

0

c. Total Residential

0

0

of Units

Actual Income

2. Office

0

0

3. Retail

0

0

4. Loft

0

0

5. Factory

0

0

6. Warehouse

0

0

7. Storage

0

0

8. Garage/Parking

0

0

9. Owner-Occupied or
Owner-Related

0

0

Ancillary Income

of Units

Actual Income

Operating Escalation

0

Real Estate Tax Escalation

0

Sale of Utility Services

0

Sale of Other Services

0

Government Rent Subsidies

0

Signage/Billboard

0

0

Cell Towers

0

0

Other

of Units

Actual Income

Description

0

0

Description

0

0

Description

0

0

Total Income

0

Income and Expense

BBL:

Address:

Assessed Value (

Building Square F

Use:

Section K - Income from Business

1. Merchandise Income (\$ per year)

0

2. Food and Beverage

0

3. Parking

0

4. Automotive Fuel

0

5. Admissions

0

6. Other Sales

0

7. Department Store Sales

a. Gross Department Store Sales

0

b. Returns and Refunds

(Deduct from Department Store Sales)

0

c. Leased Departments

0

d. Net Department Store Sales

0

8. Total Income from Business

0

BBL:

Address:

Assessed Value (

Building Square F

Use:

Income and Expense

Section L(I) - Property Operating Expenses

1. Fuel Expenses (\$ per year)

0

2. Light and Power

0

3. Cleaning Contracts

0

4. Wages and Payroll

0

5. Repairs and Maintenance

0

6. Management and Administration

0

7. Insurance (annual)

0

8. Water and Sewer

0

9. Advertising

0

10. Interior Painting and Decorating

0

11. Amortized Leasing Costs

0

(annualized, pro-rated cost)

12. Amortized Tenant Improvement Costs

0

(annualized, pro-rated cost)

13. Miscellaneous Expenses

(Not all deducted by the Department of Finance)

during valuation)

a.	<input type="text"/>	<input type="text" value="0"/>
b.	<input type="text"/>	<input type="text" value="0"/>
c.	<input type="text"/>	<input type="text" value="0"/>
d.	<input type="text"/>	<input type="text" value="0"/>

14. Total Expenses**15. Additional Expenses**

Real Estate Taxes

Bad Debt

Depreciation

Mortgage Interest

Section L(II) - Reserves for Replacement

Total reserve at start of reporting period (\$)

Total reserve at end of reporting period (\$)

Types of reserve for replacement

Select from drop-down box or enter items not listed on lines g. through j. (To be completed only if there is an annual page 14 of the instructions for a list of eligible reserve items.)

	Expense Code/Description	Reporting Period Expenses (\$)	Rec
a.	<input type="text"/>	<input type="text" value="0"/>	<input type="text"/>
b.	<input type="text"/>	<input type="text" value="0"/>	<input type="text"/>
c.	<input type="text"/>	<input type="text" value="0"/>	<input type="text"/>
d.	<input type="text"/>	<input type="text" value="0"/>	<input type="text"/>
e.	<input type="text"/>	<input type="text" value="0"/>	<input type="text"/>
f.	<input type="text"/>	<input type="text" value="0"/>	<input type="text"/>

Expense Code/Description for other items not in drop down

g.	<input type="text"/>	<input type="text" value="0"/>	<input type="text"/>
h.	<input type="text"/>	<input type="text" value="0"/>	<input type="text"/>
i.	<input type="text"/>	<input type="text" value="0"/>	<input type="text"/>
j.	<input type="text"/>	<input type="text" value="0"/>	<input type="text"/>

Section J - Current Residential Lease Information

Please enter lease start and end dates in the MM/DD/YYYY format.

* = Indicates a required field

#	Boro	Block	Lot	Unit*	Floor*	Occupancy Status
				Totals:		

[Download the column definitions .](#)

Section J - Commercial Lease Information

Please enter dates in MM/DD/YYYY format.

* = Indicates a required field

#	Boro	Block	Lot	Unit*	Floor*	Occupancy Status

[Download the column definitions .](#)

Certification

1. If you would like to review or modify your RPIE statement, you may click "Print Draft" below or use the navigation comments, please enter them below. You can save your statement and continue working on it until you are ready

2. If you are ready to submit your RPIE statement, go to the bottom of this form and click "Submit." This will electr copy of what you submitted. Once submitted, you cannot change the statement. If you have later changes, you w

REMEMBER: All RPIE statements must be submitted no later than **06/02/2025**. You will receive a confirmation er

Comments:

Sign and Submit:

To complete your filing and electronically sign the RPIE statement, click the "Submit" button below. The e
satisfied by clicking the button. The form must be submitted no later than 06/02/2025.

By submitting this statement, you affirm the following:

I certify that all the information contained in the Real Property Income and Expense statement submitted for boroi
correct to the best of my knowledge and belief.

I understand that the willful making of any false statement of material fact will subject me to the provisions of the l
instruments.

**You must register with the City if you own a property with ground-floor or second-floor comm
(storefronts). The Storefront Registration filing is a separate form from your RPIE filing. Plea
Registry page to file. The Storefront Registry link is available on the page after you click Sub**