



January 29, 2019

TO: THE STOCKHOLDERS OF WHITNEY AVENUE OWNERS CORP.

RE: PERSONAL INCOME TAX RETURNS

Under the provisions of Section 216 of the Internal Revenue Code, tenant stockholders of a cooperative are entitled to deduct their proportionate share of real estate tax and interest paid by the apartment corporation. Below are the amounts, per share of stock in the cooperative apartment, to assist you in preparing your **2018** tax return.

	<u>PER SHARE</u>
<u>REAL ESTATE TAX (with Coop Abatement)</u>	\$15.4606*
<u>REAL ESTATE TAX (with Coop and Star Abatements)</u>	\$15.0619*
<u>REAL ESTATE TAX (without any Tax Abatement)</u>	\$19.8105
<u>INTEREST</u>	\$ 2.6106
<u>MORTGAGE AMORTIZATION</u>	\$ 6.4136
<u>MORTGAGE BALANCE JANUARY 1, 2018</u>	\$74.7772

*Amount varies by apartment. See Deductible Real Estate Taxes on the enclosed IRS form 1098 for your deduction.

In order to compute your total deductions for **2018** multiply the number of shares that you own by the amount per share indicated above. If you became a stockholder, or sold your stock in the cooperative during the year, you are entitled to deduct a fractional share of the above amounts, based upon the number of days you owned the stock in the year. Each stockholder in the cooperative will receive a 1098 tax form. The figures on this form should be used in preparing your **2018** tax returns.

Please retain this letter for future reference.

Kass & Monahan CPAs, P.C.

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