

**BERKOWNERS INC.**  
**35-24 78th Street**  
**Jackson Heights, New York 11372**

January 13, 2021

TO: Stockholders of BERKOWNERS INC.

RE: **PERSONAL INCOME TAX INFORMATION FOR 2020**

Pursuant to the provisions of Section 216 of the Internal Revenue Code, a tenant stockholder of a cooperative housing corporation is entitled to an itemized deduction for a proportionate share of interest and real estate taxes paid or accrued by the housing corporation.

These deductions are available only if you itemize deductions on your personal income tax return. If you owned your shares for less than the period shown above, you must prorate your deductions, otherwise multiply the number of shares owned by you, as indicated on your stock certificate by the amount per share stated below.

**\*If you have received any real estate tax abatements such as the New York City Co-op and Condo Tax Abatement, School Tax Relief (STAR), Veterans Exemption or Senior Citizen Exemption, you must reduce your gross real estate tax deduction by those amounts.**

If you have any questions, please consult your tax advisor, we cannot provide tax advice to individual shareholders.

For the calendar year 2020, your **Per Share** deductions are:

**INTEREST** \$ 4.4400 per share

**\*REAL ESTATE TAX/GROSS** \$ 7.9877 per share

Amortization of mortgage principal and assessments for capital improvements constitute contributions to the capital of the Corporation and may be added to the basis of your investment. Contributed capital in 2020 was **\$2.0793 Per Share.**

Balance of mortgage at January 1, 2020	\$ <u>12,519,246.31</u>
Balance per share	\$ <u>119.28</u>
Origination date	<u>August 31, 2018</u>

**Please retain this letter for future reference.**