



December 31, 2023

TO THE TENANT-SHAREHOLDERS OF
3 HANOVER SQUARE OWNERS CORP.

RE: 2023 Tax Information

Dear Tenant-Shareholders:

Pursuant to the provisions of Section 216 of the Internal Revenue Code, a tenant-shareholder of a cooperative housing corporation may be entitled to a deduction for their proportionate share of real estate taxes and interest paid or accrued by the housing corporation.

For the calendar year 2023, your per share deductions are:

Real estate taxes (prior to abatements and exemptions – see below)	\$ 96.77
Mortgage interest (see below)	\$ 19.23

The amounts attributable to your shares have been reported to you on Form 1098. **The per share real estate tax deduction calculation above does not reflect abatements or exemptions that may have been received under the various real estate tax abatement and exemption programs. Shareholders, who qualified for those benefits and received them either by check or maintenance credit, should reduce their total deduction by the amount received.** Please consult your tax advisor to determine the deductibility of these amounts.

If you became a shareholder or sold your stock in the corporation during 2023, you must pro-rate these amounts based on the portion of the year you owned the stock. Your Form 1098 reflects this proration. If you are in arrears with your maintenance fees, you may not be entitled to a full deduction.

On November 28, 2023, the corporation refinanced its mortgage (all amounts noted below are **per share**). The balances of the **prior** mortgages (origination dates December 1, 2010 and July 1, 2016) were as follows:

January 1, 2023	\$ 248.01
November 28, 2023	\$ 237.71
Mortgage interest on prior mortgages	\$ 17.28
The balance of the new mortgage was as follows:	
November 28, 2023	\$ 335.83
December 31, 2023	\$ 335.83
Mortgage interest on new mortgage	\$ 1.95

If you have any questions, please consult your tax advisor regarding the treatment of these amounts. We cannot provide tax advice to individual shareholders. Please retain this letter with your tax files for future reference.

Very truly yours,

Wilkin & Guttenplan, P.C.