

January 17, 2018

TO THE TENANT-SHAREHOLDERS OF
ONE CENTURY CITY APARTMENT CORP.

RE: 2017 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 2017, your per share deductions are:

Real estate taxes	\$6.4025 per share
Mortgage Interest	\$2.1302 per share

The amounts attributable to your shares have been reported to you on Form 1098. If you became a shareholder or sold your stock in the corporation during 2017, 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. Please consult your tax advisor to determine the deductibility of these amounts.

The Corporation's mortgage was secured on 6/30/2015 with an outstanding balance at 1/1/2017 of \$14,101,828.

Amortization of mortgage principal and capital assessments constitute contributions to the capital of the corporation and may be added to your per share basis.

For the calendar year 2017, your per share contribution for amortization of mortgage principal is \$1.2835.

For the calendar year 2016, your per share contribution for capital assessments is \$2.3704. Capital assessments for 2017 will be reflected in the subsequent year.

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 for future reference. Keep it with your tax files.

Very truly yours,



WILKIN & GUTTENPLAN, P.C.
Certified Public Accountants