



Joseph Giannasco CPA, LLC

Certified Public Accountant

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January 14, 2021

Mr. Tom Russo
Metro Management Development, Inc.
42-25 21st Street
Long Island City, NY 11101

Dear Mr. Russo:

We are enclosing a schedule which sets forth the Interest and Real Estate Taxes deductible by the tenant shareholders on their 2020 personal tax returns.

Please make arrangements to have this data distributed to the tenant shareholders as soon as possible.

Very truly yours,

JOSEPH GIANNASCO CPA, LLC

Joseph Giannasco

JG:al
Encl.

Cc: Mr. Brian Sokoloff, President



January 14, 2021

To the Stockholders of United Veterans Mutual Housing No. 2 Corporation

PERSONAL INCOME TAX INFORMATION FOR 2020

We have applied certain procedures, as discussed below, to the accounting records of United Veterans Mutual Housing No. 2 Corporation in order to calculate the stockholders' per share deductions for real estate taxes and interest for the year ended December 31, 2020. This report is intended for your information solely and is not intended to be used by anyone who is not a stockholder of the Corporation.

Our procedures consisted of verifying information with tax authorities, reviewing loan documents which provide data on interest and principal payments, performing an analytical review of the per share deductions to ascertain their reasonableness, and discussions with representatives of the Corporation's management.

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. Each individual should contact their tax professional as to the deductibility of these items. 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:

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

INTEREST	<u>\$ 0.0000</u>	per share
* REAL ESTATE TAXES	<u>\$ 57.6741</u>	per share

See Attached Schedule for Real Estate Tax Deduction by Class of Apartment

** If you 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.*

As a result of our procedures, we found that the per share deductions set forth above are mathematically accurate and reasonable. We were not engaged to, and did not, perform an audit, the objective of which would be the expression of an opinion on the per share deductions. Accordingly, we do not express such an opinion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you. This report relates only to the items specified above and does not extend to any financial statements of the Corporation taken as a whole.

Please retain this for future reference.

Sincerely yours,

JOSEPH GIANNASCO CPA, LLC



UNITED VETERANS MUTUAL HOUSING NO. 2 CORPORATION

Real Estate Taxes deductible by Shareholders on their
2020 Income Tax Returns:

CLASS OF APARTMENT	SHARES ALLOCATED	*REAL ESTATE TAXES
3 1/2 Rooms	84.903	4,896.71
3 1/2 Rooms - End Apt.	85.903	4,954.38
4 1/2 Rooms	100.461	5,794.00
4 1/2 Rooms - End Apt.	101.461	5,851.67
5 Rooms	106.89	6,164.79
5 Rooms - End Apt.	107.89	6,222.46
6 Rooms	112.419	6,483.67
6 Rooms - End Apt.	113.419	6,541.34

Tenants who were not shareholders for the full twelve months of 2020, should pro-rate the above deductions based upon the number of months of occupancy during the year.

*Those shareholders that received tax exemption credits in 2020 for senior citizen, veteran, STAR and/or co-op abatement should reduce the real estate tax deduction attributable to their apartment accordingly.