



Certified Public Accountants

January 12, 2007

To the Stockholders of  
Park City 3 & 4 Apartments, Inc.

PERSONAL INCOME TAX RETURN DATA FOR 2006

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 tax paid or incurred by the housing corporation. These deductions are only available if you itemize deductions on your personal income tax return.

We have applied certain procedures enumerated below to the accounting records to assist you in calculating the stockholders' per share deductions for interest and real estate tax for the year ended December 31, 2006. This report is intended solely for your information and is not intended to be and should not be used by anyone who is not a stockholder of the Corporation. Should you have any questions regarding the application of the equivalent per share deductions in your tax returns, please consult your personal tax advisor.

Our procedures consisted of checking the mathematical accuracy of the various computations, performing an analytical review of the per share deductions to determine their reasonableness and having discussions with certain representatives of the Corporation's management.

The following calculations reflect the equivalent per share deductions for interest and real estate tax. Stockholders who were stockholders for the entire year of 2006 should multiply the number of shares owned, as indicated on your stock certificate, by the applicable per share factors. Present and past stockholders who were not stockholders of the Corporation for the entire year of 2006 are entitled to a proportionate share of the deductions for the period of their ownership.

FOR THE YEAR 2006, YOUR PER SHARE DEDUCTIONS ARE AS FOLLOWS:

INTEREST	\$ 3.1148 per share
REAL ESTATE TAX	\$ 6.8614 per share

For the year 2006, if you were granted any real estate tax abatements, reflected in a maintenance credit or received by check, your real estate tax deduction as stated above should be reduced by the amount of the abatements you received.

Contributed capital in 2006 was \$ .7811 per share for mortgage amortization. This is not a deduction, but an increase in the basis of your investment.

As a result of our procedures, we found that the per share deductions set forth above are mathematically accurate and reasonable. The procedures applied to the per share deductions, as stated above, are substantially less in scope than an audit, the objective of which is the expression of an opinion on the per share deductions. Accordingly, we do not express such an opinion.

Newman, Newman & Kaufman, LLP  
575 Underhill Blvd.  
Suite 100  
Syosset, NY 11791

Rockefeller Center  
1230 Avenue of the Americas  
7th Floor  
New York, NY 10020

T 516.364.0700  
F 516.364.9407  
info@nnkllp.com  
www.nnkllp.com