

Fair Market Value Guidelines

General considerations for determining Fair Market Value (FMV):

- FMV is essentially the value one could sell an asset on the open market.
- FMV is required by the IRS annually and in certain transactions that have tax implications such as a conversion from a Traditional Account to a ROTH Account.
- Failure to supply FMV can lead to IRS fines and penalties.
- The IRA/Qualified Plan (QP) owner is responsible for obtaining fair market value and reporting it to CamaPlan.

Below are the different acceptable ways to value assets:

Real Estate- A certified appraisal is acceptable but not necessary. A qualified real estate professional who is strictly "arm's length" from both you and the investment may provide a comparative market analysis to meet this requirement. Real estate agents may not provide appraisals, but they are qualified to determine the market value of a property. The IRS specifically does not allow a tax assessor valuation. Below are past examples of acceptable methods determining value:

- Appraisal by a Certified Appraiser
- Comparative market analysis by a licensed Real Estate Broker
- Average of 3 online real estate estimates (ex. Zillow.com/e-appraise.com/online- home-values.com) please attach documentation.
- Accurate State or County Government "Fair Market Value" from tax forms. Assessed value is not acceptable

Single Member LLC- A value of each asset within the LLC is required in order to determine the value of the LLC. Real estate assets owned in an LLC must be evaluated by a third party using the same standards as if it were owned directly by the IRA. Other assets, such as bank or brokerage accounts should have statements proving their value. If you need further guidance on how to determine the value of the LLC, consult your financial advisor. K-1s are not acceptable valuations because they represent the book value of the company which is based on historical cost less depreciation.

Private Placements - The manager of the private placement should be able to provide a valuation certified by an appraiser, accountant, or other licensed professional. The value of asset also may be provided by a qualified third party, but they must provide sufficient supporting documents.

Notes- The value one could sell the note for on the open market is a good indication of its market value or net asset. Below are methods, that have been acceptable in the past for determining the valuation of promissory notes.

- Face Value plus interest owed (include supporting document(s) such as a statement)
- Amortized value (include supporting document(s) such as a statement)
- Note evaluation by a professional

Asset valuation professionals are listed on the CamaPlan website at: camaplan.com/why-camaplan/references/ Select the Professionals tab and scroll down to Asset Valuations Services.

RETURN THIS FORM TO CAMAPLAN

Email: fmvnotice@camaplan.com

Fax: 973-302-8622

Mail: 122 E. Butler Ave., Ste. 100, Ambler, PA 19002

IRA/QP Owner Name:

CamaPlan IRA/QP Account Number:

Asset Name	Fair Market Value	Portion of asset owned by this IRA (percent, number of shares, etc.) (if applicable)	Value of your percentage or shares (if applicable)	Valuator/Appraiser Address, Phone & Appraisal Date (attach or include any documentation provided with each appraisal)

Instructions:

- Obtain valuations/appraisals for assets from qualified, independent third parties. Submit any documentation provided by the appraiser and list them on the form in the fields provided.
- If your IRA owns a percentage of the asset or shares of the asset, then provide your percentage of ownership or number of shares and provide the value of your percentage of shares.
- Return the completed form to CamaPlan