



Valuation Quick Reference Guide

It is solely the Account Holder's responsibility to obtain the fair market value of all account assets reported to the IRS from a qualified independent third party source. The fair market value must be adequately documented. For the Account Holder's convenience, below are general suggestions regarding the Fair Market Valuation transaction and documents which may support the values set forth in the Fair Market Valuation. Vantage does not guarantee any specific information below will be accepted by the IRS in connection with the value of any asset. The Account Holder should contact their trusted financial professionals and the IRS regarding any specific questions.

Asset Type	How to Obtain the Fair Market Value	RMD Age Supporting Document Requirements (Traditional, SEP, and Simple)
Checkbook Control-IRA Owned LLC	Each asset owned by the LLC must be valued individually and those values combined. This total value based on percentage of ownership is the fair market value i.e. if the LLC holds a real estate property, bank/brokerage accounts, and private stock those values are totaled, calculated with the percentage of ownership, if applicable, and that amount is provided.	Submit the documentation used to value each asset individually, such as bank/brokerage statements, real estate appraisal or assessment, asset statements, etc. A prepared balance sheet is also acceptable.
Real Estate	A traditional full appraisal provides the most accurate property value estimate. Rental analysis, broker price opinion, or exterior-only are also appropriate. Another acceptable form of valuation is having a qualified real estate professional perform an assessment, such as a Comparative Market Analysis.	Submit the documentation received from the appraiser or real estate professional. A full appraisal is strongly encouraged. Tax Assessments are not acceptable.
Non-Recourse Mortgage Loans	The current balance of a non-recourse mortgage loan must be updated along with the associated property value. This can be found on a recent mortgage statement or from the mortgage company. It does not need to be a payoff notice.	Submit a recent mortgage statement or documentation from the mortgage company listing the current loan balance.
Private Entity <ul style="list-style-type: none"> ▪ Limited Liability Co. ▪ Partnerships ▪ Private Stock ▪ Private Funds ▪ Private REIT 	<p>The value of a private entity asset can be obtained from an asset statement or by requesting directly from the asset manager, LLC manager, partnership, or private company. If the asset's price per unit is over \$1 the number units/shares owned, and current unit price must also be requested.</p> <p>A Schedule K-1 is not acceptable for valuating a private entity asset.</p>	Submit the asset statement or a letter from the asset sponsor or manager confirming the value of the asset.
Precious Metals LLC	A valuation should be requested from the broker. If they are unwilling to provide the information, two separate values may be obtained from alternative sources and the average provided as the value for the assets.	Submit a pricing lists or a letter from the broker listing the value of the metals based on the quantity and metal type.