



GIFT & ESTATE TAX

CHALLENGE:

Marshall & Stevens (M&S) was engaged to determine the fair market values of 60 unique real estate properties consisting of mobile home parks, multi and single-family residences, and commercial properties held in 15 separate Limited Liability Companies (“LLCs”) for estate and gift tax planning and reporting purposes. We were also tasked with determining the fair market value of the property management company that exclusively manages each of the real estate properties.

APPROACH:

After the M&S Real Estate specialists completed their analyses of the underlying real estate investments, our Financial Valuation team determined the value of each LLC, along with corresponding discounts for lack of control and marketability based upon the specific asset held by each LLC and the terms of their respective LLC Agreements.

OUTCOME/SOLUTION:

The client achieved its goals. They completed the gifting of interests in the LLCs prior to the upcoming federal gift tax exemption cliff and took advantage of depressed real estate values.



CONTACT US



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Founded in 1932, **Marshall & Stevens** provides a broad portfolio of valuation consulting, transaction advisory and litigation support to public and private companies, investors, boards, and advisors.

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