

2011

## Preferred Partnership Freeze

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## **Please keep in mind**

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## **Preferred Partnership Freeze (PPF) is for investors interested in enhanced wealth transfer opportunities using a Delaware Statutory Trust**

*Purpose: to “freeze” the value of assets that will be included in the senior generation’s estate and shift the excess appreciation to the junior generation(s) without additional transfer tax.*

- It enables investors to transfer to beneficiaries anticipated appreciation in a tax-efficient manner while retaining a large portion of the investment and a fixed return
- Investment is divided into Managing Units, Preferred Units and Residual Units
- Preferred Units represent majority of initial asset value and carry a fixed (cumulative, non-compounding) rate of return
- Residual Units represent balance of initial asset value *plus* anticipated appreciation in excess of the preferred return
- Residual Units are gifted and/or sold to beneficiaries

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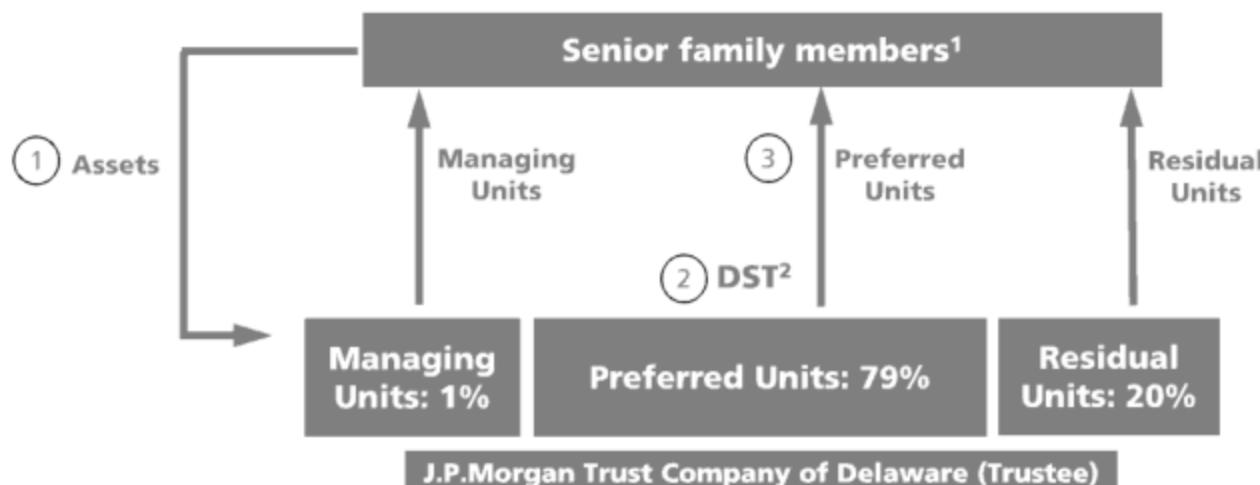
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## Structure of Preferred Partnership Freeze

- ① Senior family members transfer assets into a Delaware Statutory Trust (DST)
- ② DST issues multiple classes of units:
  - Managing Units: general management control and collective 1% economic interest
  - Preferred Units and Residual Units: limited management rights and collective remaining 99% economic interest
    - Preferred Units provide a fixed, cumulative annual return to senior family members equal to the annual preferred payment on the Preferred Units (can be deferred for 4 years) and a fixed value on liquidation. Preferred Units provide greater security but limit participation in appreciation of the assets
    - Residual Units provide excess appreciation after satisfying Managing Units' 1% interest, and the Preferred Units preferred return. Residual Units provide less security but accrue the capital, income and appreciation beyond the fixed return to Preferred Units
  - J.P.Morgan Trust Company of Delaware acts as administrative trustee
- ③ Senior family members initially receive all DST units for their contribution

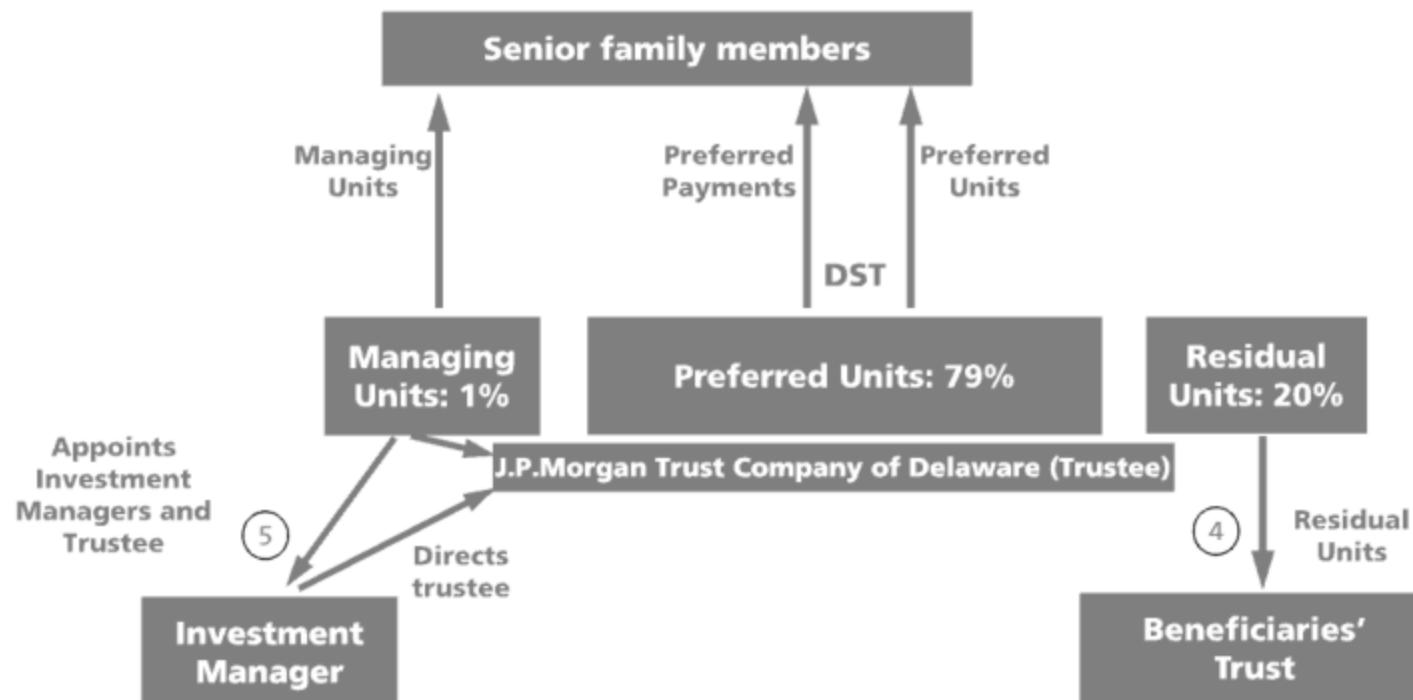


## Structure of Preferred Partnership Freeze

④ To maximize the benefits of the PPF, senior family members may gift or sell the Residual Units at discounted value<sup>1</sup> to beneficiaries outright or to trust for their benefit; can also gift or sell Preferred Units over time

⑤

- J.P.Morgan Trust Company of Delaware administers distribution and manages investments subject to Managing Unit holders.
- Investment Manager directs Trustee as to investment of assets.
- Managing Unit holders control important voting decisions. Preferred and Residual Unit holders have limited voting rights.



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<sup>1</sup> J.P. Morgan can provide names for a professional appraisal

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**PPF capitalizes on Delaware's favorable laws and continuity of asset management across generations...**

- Limited liability for all Unit holders, even if they participate in management
- Confidentiality of all Unit holders is preserved as only the name of the trust and the name and address of the Delaware trustee need to be disclosed
- Dissolution does not necessarily occur upon the death, incapacity or bankruptcy of a unit holder
- Flexibility to react to changes in regulatory or tax laws to facilitate the changing needs of trust participants
- Trustee is allowed broad investment authority to employ Modern Portfolio Theory and flexibility of delegating investment decisions to other advisors

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## **...and J.P.Morgan's ability to offer bundled delivery makes the PPF a cost-efficient solution**

- The formation of a preferred partnership freeze is simple and economical
  - established by filing a Certificate of Trust with the Delaware Secretary of State
- Investment management costs can be reduced through economies of scale
- J.P.Morgan's fiduciary system provides the following:
  - documentation of the value of units transferred among family members
  - attendance to tax compliance
  - maintenance of the records of the preferred partnership freeze strategy to preserve its integrity for tax purposes as a separate legal entity

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## **Delaware administration responsibilities**

- Account set-up
- Ongoing communication
  - Administrative matters including record keeping and market value statements
  - Fiduciary oversight for regulatory and planning considerations
- Account administration
  - Investment maintenance (i.e. subscription agreements and offering memoranda)
    - Ongoing communication with Managing Unit holders and investment manager
  - Custody including safekeeping, income collection, and optional trading platform
- Responsibility for liquidations, distributions, and withdrawals
  - Preferred payments, tax distributions, redemptions
    - Executing distribution transactions including deferral of preferred payments
    - Evaluating distribution/redemption requests from Unit holders
    - Determining amounts and timing of all distributions
    - Obtaining valuations to support distributions, as necessary
    - Complying with Internal Revenue Code Section 2701 rules and provisions of estate freeze strategy documents
    - Cash-flow analysis for preferred payments
    - Maintaining required income/principal ledgers
- Delegated responsibility for tax compliance
  - Compilation of partnership return work papers
  - Review and execution of partnership returns and K-1s
  - Evaluation of filing positions including Section 754 elections

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## Transfer tax considerations

- Internal Revenue Code Section 2701 describes and sanctions the estate freeze strategy
- Gift tax value of Residual Units must be  $\geq 10\%$  of the capital account funding value of estate freeze strategy
- Discounts may apply to funding, calculation of the effective preferred rate and valuation of Residual Units
- Appreciation in estate freeze assets exceeding effective preferred payment rate accrues to benefit of Residual Unit holders without causing additional gift or estate tax
- Preferred Payments:
  - Based on prevailing “Market Rate” of return, typically determined by valuation professional’s appraisal and may be deferred for 4 years on a rolling basis
  - Nominal preferred rate may be reduced by discounted funding, deferral of preferred payments and benefit of all capital (including common units) at work to produce amount necessary to pay this lower effective rate
- PPF may be less likely to be subject to IRS scrutiny than standard family limited partnerships.
  - Reinforced by the independent Trustee’s control over distributions

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## Income tax considerations

- PPF: Delaware Statutory Trust classified as partnership for income tax purposes
- Contributions: generally in-kind contributions do not cause immediate gain recognition
  - Exceptions may apply, such as:
    - Investment company rules – diversification
    - Property contribution subject to liabilities assumed by partnership
  - Built-in gains: subsequent partnership sale allocations of pre-contribution gain to contributor
- Basis (if tax free contribution):
  - Partnership's basis in assets same as contributor's basis
  - Partner's basis equals cash plus adjusted basis of contributed assets
- Allocations:
  - Profits: First to Common Managing Units and Residual Units allocable for prior aggregate losses, second to Preferred Units for prior aggregate losses, third to Managing Units percentage interest and Preferred Units' cumulative return, and fourth to Residual Units
  - Losses: First to Common Managing Units percentage interest and Common Residual Units until reduced to zero then second to Preferred Units until reduced to zero
- Preferred payments: made only from net cumulative tax profits from inception, so Preferred Units have taxable income up to nominal return when partnership has taxable income
  - Not guaranteed payments which are required regardless of income and which are taxed as ordinary income with partnership realized events when satisfied in-kind
  - Non-taxable in-kind distributions or borrowed cash can be used to satisfy timely preferred payments
- Distributions:
  - Cash: distribution taxable typically as capital gains only if exceeds basis
  - Security: distribution generally not taxable event
    - Exception – Built-in gains within 7 years of contribution unless contributor reacquires back originally contributed property
  - Non-liquidating distribution: partnership inside basis allocation
  - Liquidating distribution: partner's outside basis allocation; generally non taxable event unless cash exceeds outside basis
  - Disguised sale presumption: taxable event presumption for distributions within two years of contribution
- Mergers with Family Limited Partnerships

## Assumptions for PPF analysis

- \$16,000,000 in funding
- 15% valuation discount on asset due to illiquidity and lack of marketability
- 1%/79%/20% Managing/Preferred/Residual Unit split
- 15% estimated total return<sup>1</sup>
- Estimated 7.5% mandatory fixed annual payments attributable to Preferred Units<sup>2</sup>
- Residual Units gifted<sup>3</sup> to beneficiaries' trust at discounted value:
  - 10% illiquidity discount on overall value of DST
  - 30% additional discount on value of Residual Units
- Undiscounted value of gift: \$3,200,000; discounted value: \$2,720,000
- Client has already utilized lifetime gift exemption
- Gift tax rate (2011): 35%
- Estate tax rate (2021): 55%
- 4 year deferral of mandatory fixed annual payments to Preferred Units
- Grantor retains income tax liability due to grantor trust status in beneficiaries' trust<sup>3</sup>

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Note: Numbers are for illustrative purposes only.

<sup>1</sup>Return does not consider yield versus appreciation since income tax is not considered. Return estimate is for illustrative purposes only. Actual return will vary.

<sup>2</sup>Effective hurdle rate: 2.2%; 7.5% preferred coupon rate reduced by 15% discount on underlying asset, plus benefit of additional residual and managing value to fund coupon payments, benefit of deferral periods, less effect of cost of gift tax.

<sup>3</sup>Units can be gifted or sold. GST exemption can be allocated in gifting.  
Please read "Important Information" in Appendix.

## Compared to doing nothing, PPF can increase wealth to beneficiaries with little upfront cost

Cash flow example: \$16,000,000 assets, 15% return on assets

Year	Scenario 1		Scenario 2: Preferred Partnership Freeze			Beneficiaries	
	Hold asset	Cost of gift tax	Senior Family Members		79%		
			Preferred	Voting Managing			
0	Discounted assets Gift tax incurred upon gift	\$13,600,000 (\$599,760)		\$10,744,000	\$136,000	\$2,720,000	
10	Value of assets upon liquidation Estate tax Net wealth to beneficiaries	64,728,924 (35,600,908) 29,128,016	(2,426,364) 1,334,500 (1,091,864)	10,380,770 (5,709,424) 4,671,347	10,744,000 (5,909,200) 4,834,800	543,482 (298,915) 244,567	
				8,658,850		43,060,672	
	Total value to beneficiaries	\$29,128,016			\$51,719,522	43,060,672	
	<b>Value added by Preferred Partnership Freeze</b>		<b>\$22,591,506</b>				

Assumptions: Pre-funding economic value = \$16,000,000; Discount on DST = 10%; Discount on residual = 30%; Discount on assets contributed = 15%; Preferred = 79%; Residual = 20%; Managing = 1%; Fixed annual payments = 7.5%; Return on assets & fixed annual payments = 15%; Years of payout deferral = 4; 2011 Gift tax rate = 35%, 2021 Estate tax rate = 55%

Note: Above example is for illustrative purposes only. These materials should not be construed as providing legal, tax, or accounting advice. Numbers have been rounded for convenience, are only estimates for illustrative purposes and should not be relied upon. Actual return will vary.

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## Economic flows of PPF

Example	
Pre-funding economic value	16,000,000
Discounted FMV of capital accounts	13,600,000
Discount on assets contributed	15%
Preferred units percentage	79%
Managing units percentage	1%
Residual units percentage	20%
Term of strategy	10
Fixed annual payment	7.5%
Annual payout amount	805,800
Years of payment deferral	4
Total return of asset	15.00%

Year	Beginning of year	Appreciation	Distributions		Accrued payments	End of Year				Grantor fixed annual payments	Total
			Managing	Preferred		79% Preferred	1% Managing	20% Residual	DST Total		
0						10,744,000	136,000	2,720,000	13,600,000	-	13,600,000
1	13,600,000	2,400,000	-	-	805,800	10,744,000	160,000	4,290,200	16,000,000	-	16,000,000
2	16,000,000	2,760,000	-	-	1,611,600	10,744,000	187,600	6,216,800	18,760,000	-	18,760,000
3	18,760,000	3,174,000	-	-	2,417,400	10,744,000	219,340	8,553,260	21,934,000	-	21,934,000
4	21,934,000	3,650,100	-	-	3,223,200	10,744,000	255,841	11,361,059	25,584,100	-	25,584,100
5	25,584,100	4,197,615	(8,139)	(805,800)	3,223,200	10,744,000	289,678	14,710,898	28,967,776	813,939	29,781,715
6	28,967,776	4,705,166	(8,139)	(805,800)	3,223,200	10,744,000	328,590	18,563,213	32,859,003	1,749,970	34,608,972
7	32,859,003	5,288,850	(8,139)	(805,800)	3,223,200	10,744,000	373,339	22,993,374	37,333,914	2,826,405	40,160,318
8	37,333,914	5,960,087	(8,139)	(805,800)	3,223,200	10,744,000	424,801	28,088,061	42,480,061	4,064,305	46,544,366
9	42,480,061	6,732,009	(8,139)	(805,800)	3,223,200	10,744,000	483,981	33,946,950	48,398,131	5,487,890	53,886,021
10	48,398,131	7,619,720	(40,697)	(4,029,000)	-	10,744,000	543,482	43,060,672	54,348,154	10,380,770	64,728,924

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Note: Preferred payments can be deferred for 4 years  
Assumes assets are liquidated in year 10

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## Compared to a FLP/LLC, PPF can increase wealth to beneficiaries with little upfront cost

Cash flow example: \$16,000,000 assets, 15% return on assets

Year	Hold asset	Scenario 1		Scenario 2: FLP/LLC	
				Senior Family Members	
		80%	20%	Voting managing	/ Non-voting
0	Discounted assets	\$13,600,000		\$10,880,000	\$2,720,000
	Gift tax incurred upon gift		(\$599,760)		
10	Value of assets upon liquidation	64,728,924	(2,426,364)	51,783,139	12,945,785
	Estate tax	(35,600,908)	1,334,500	(28,480,726)	-
	Net wealth to beneficiaries	29,128,016	(1,091,864)	23,302,413	12,945,785
			22,210,549		12,945,785
	Total value to beneficiaries	\$29,128,016		\$35,156,334	
	<b>Value added by FLP/LLC</b>		<b>\$6,028,318</b>		
	<b>Value added by PPF</b>		<b>\$22,591,506</b>		
	<b>Difference</b>		<b>\$16,563,188</b>		

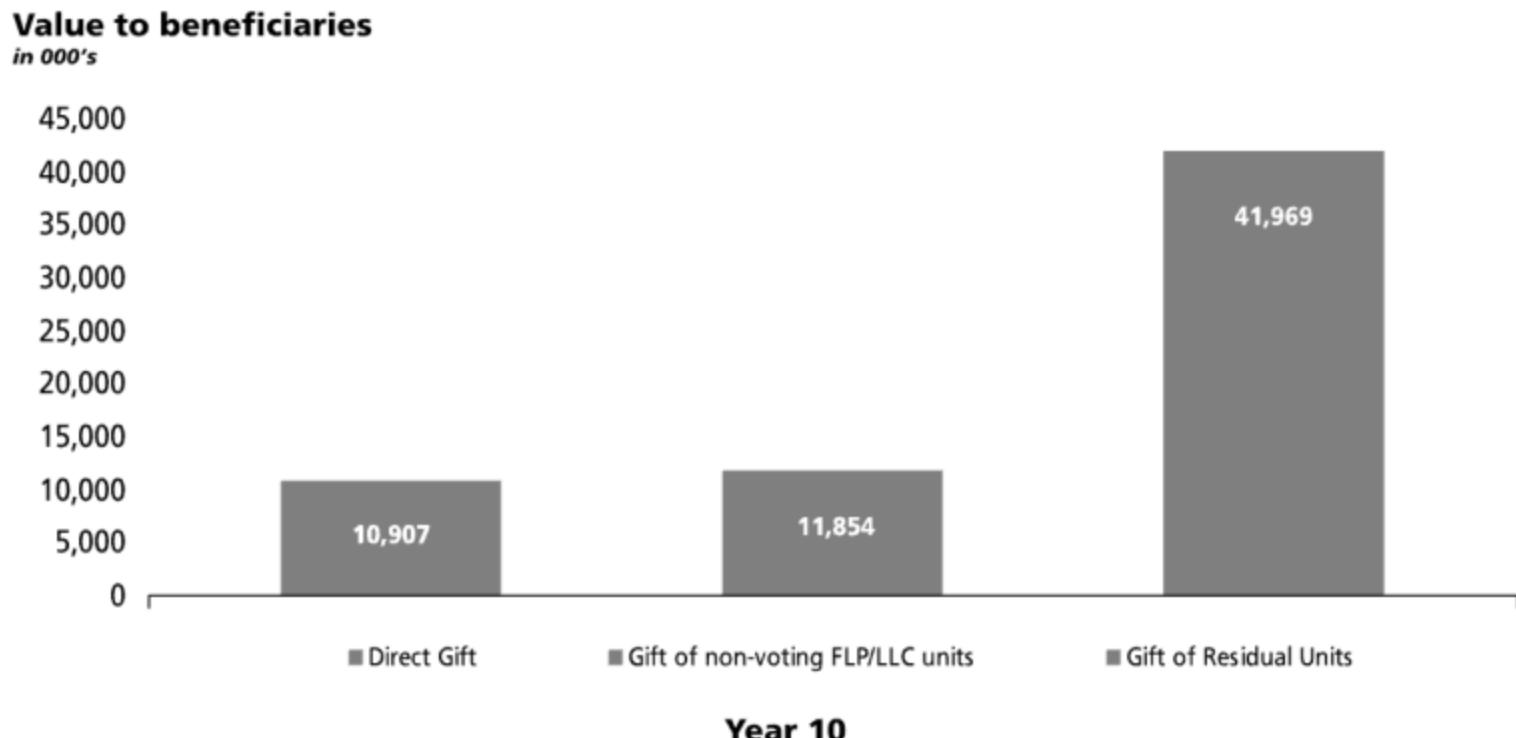
Assumptions: Pre-funding economic value = \$16,000,000; Discount on FLP/LLC = 10%; Discount on non-voting units = 30%; Discount on assets contributed = 15%; Non-voting to beneficiaries = 20%; Non-voting remaining with senior generation = 79%; Voting managing = 1%; Return on assets = 15%; 2011 Gift tax rate = 35%; 2021 Estate tax rate = 55%

Note: Above example is for illustrative purposes only. These materials should not be construed as providing legal, tax, or accounting advice. Numbers have been rounded for convenience, are only estimates for illustrative purposes and should not be relied upon. Actual return will vary.

## Direct gift vs. gift of non-voting FLP/LLC units vs. gift of residual units

Residual Units capture not only the growth on the Residual Units, but also the appreciation of the entire entity above the required fixed annual payments – equivalent to an additional **16.6%** return above the 15% return

### Value to beneficiaries in year 10: Direct gift of \$3.2MM vs. Gift of \$3.2MM FLP/LLC units vs. Gift of \$3.2MM residual units



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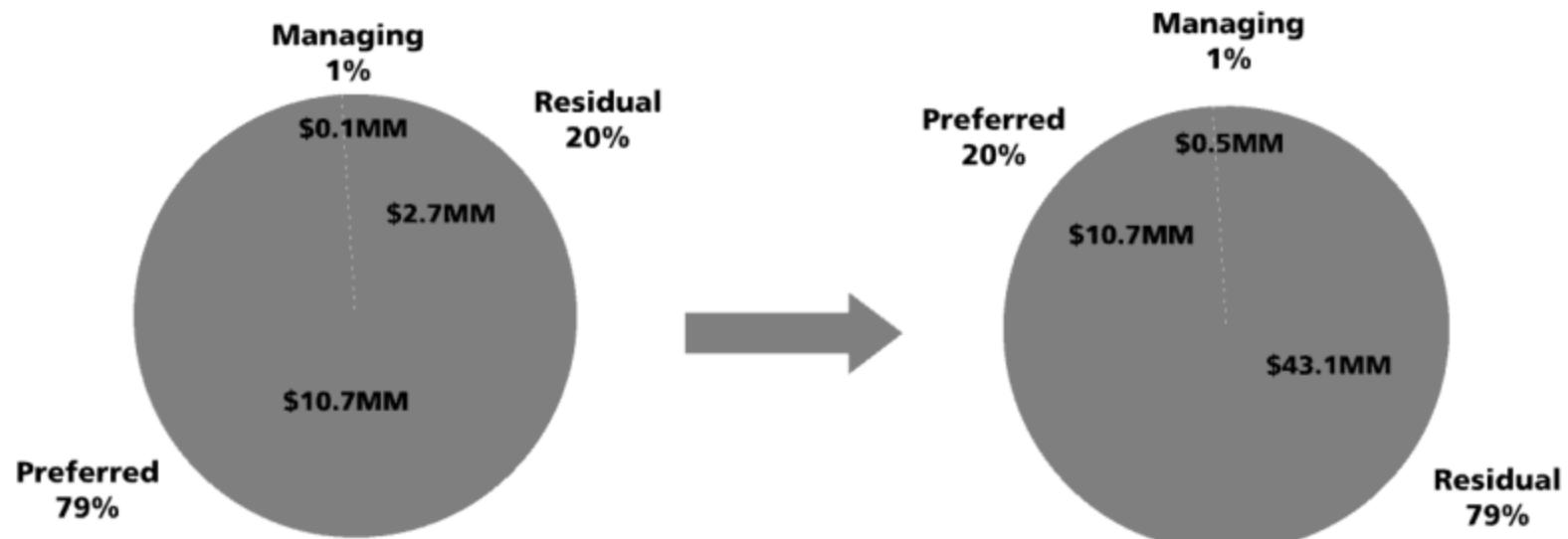
Direct gift: \$3.2MM growing to \$12.9MM less appreciated cost of gift tax of \$2.0MM  
FLP/LLC: \$3.2MM growing to \$12.9MM less appreciated cost of gift tax of \$1.1MM  
Gift of residual: \$3.2MM growing to \$43.1MM less appreciated cost of gift tax of \$1.1MM  
Assumes 15% return. Return estimate is for illustrative purposes only. Actual return will vary.

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## PPF shifts capital account appreciation to residual units over time



**Total value of entity:**  
**\$13.6MM**

**Year 0**

**Liquidation Value:**  
**\$54.3MM**

**Year 10**

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Assumptions: \$16MM funding; 15% valuation discount on asset due to illiquidity and lack of marketability; 1%/79%/20% Managing/Preferred/Residual Unit split; 15% estimated total return; Estimated 7.5% mandatory fixed annual payments attributable to Preferred Units; Residual Units gifted to beneficiaries' trust at discounted value: 10% illiquidity discount on overall value of DST, 30% additional discount on value of Residual Units; 4 year deferral of mandatory fixed annual payments to Preferred Units

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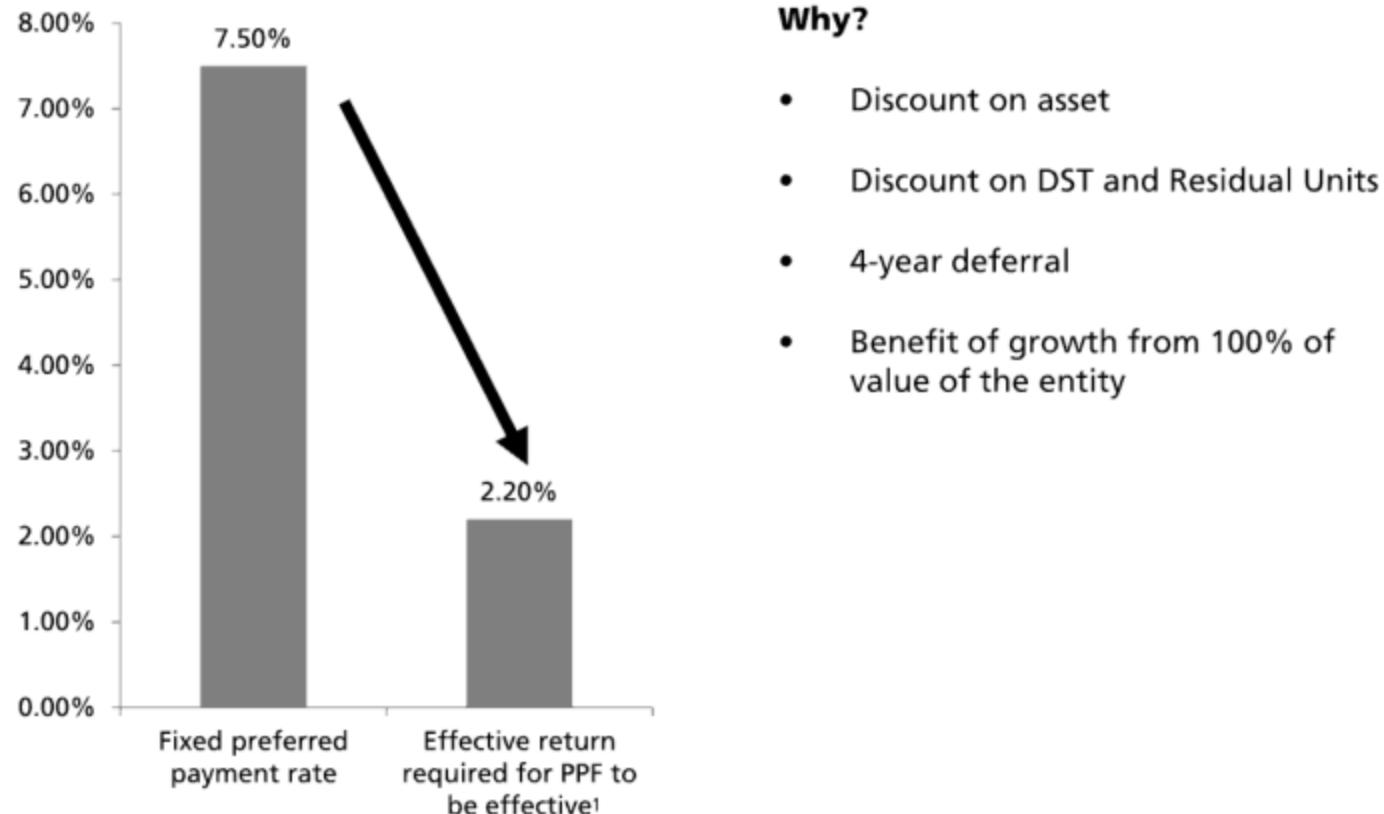
Return estimates are for illustrative purposes only. Actual return will vary.

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## What will the assets have to return to ensure that wealth transfer goals are achieved? Not the preferred rate of return



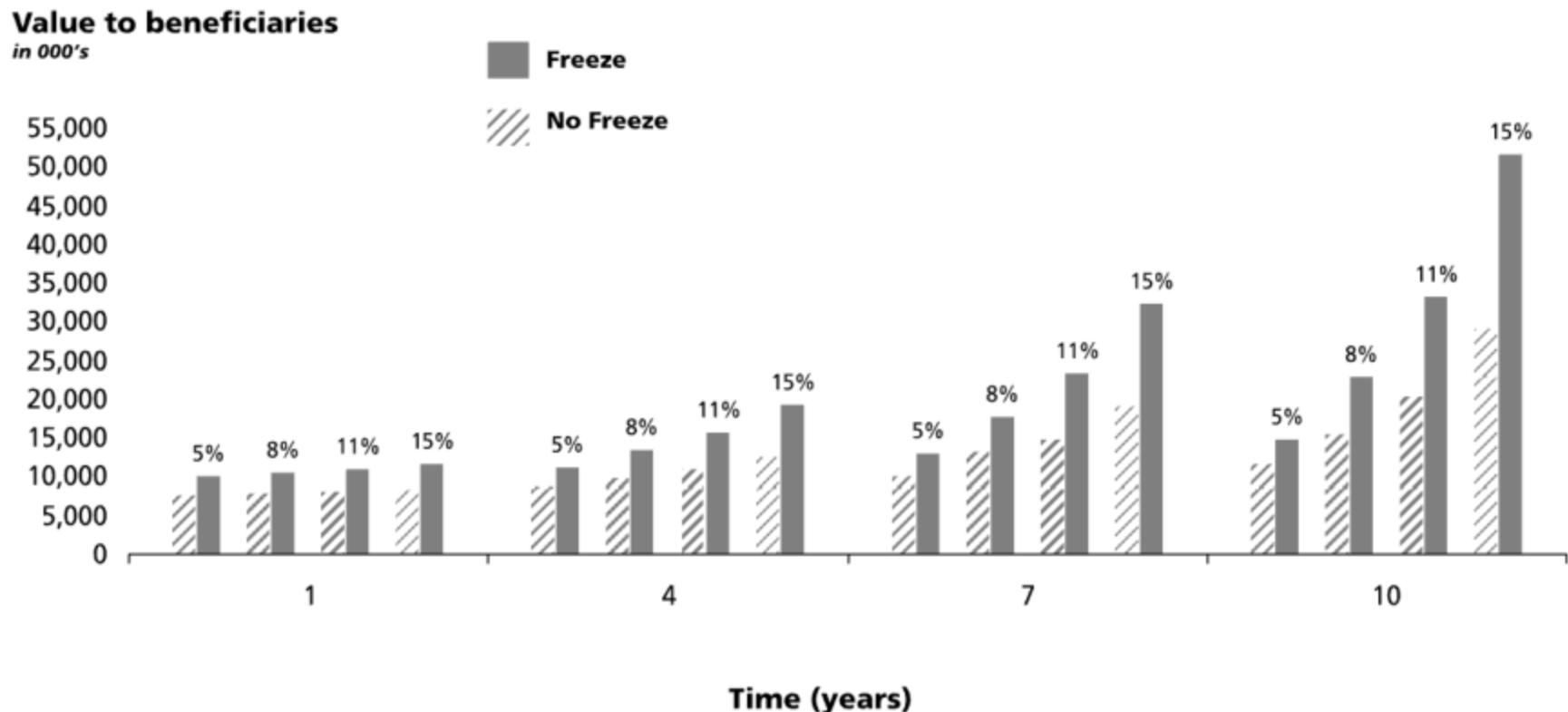
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<sup>1</sup> 7.5% preferred coupon rate reduced by benefit of residual units value (in addition to preferred and managing units) to fund coupon payments, payment deferral periods, and 15% discount on assets contributed. Therefore, effective hurdle rate is the return required to produce ending residual value of \$2.72MM (breakeven) + \$599,760 (gift tax).

## PPF exponentially benefits from incremental investment performance over time

The value at death<sup>1</sup> of PPF versus holding the assets. Assumes various return rates: 5%, 8%, 11%, 15%<sup>2</sup>



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<sup>1</sup> Assumes assets are liquidated.

<sup>2</sup> Return estimates are for illustrative purposes only. Actual return will vary.

## Key Benefits

### *Non-economic*

- Single upfront transfer eliminating need for annual transfers in the future (i.e. cascading GRATs that continually "re-GRAT")
- Consolidated management in Delaware
- Strong legal certainty
- Beneficial definition of security law "Qualified Purchaser" vs. GRAT
- Leverage other strategies with additional discount afforded structure

### *Economic*

- No leakage first 4 years, minimal leakage thereafter
- May benefit from valuation discounts
- GST allocation with gift of residual
- If appreciation not as expected, can redeem preferred, locking in value or dissolve and recapitalize
- Hurdle rate may be lower than AFR and 7520 rates per valuation discount and benefit of preferred payments deferral

## Key Risks

- IRS may arrive at different valuation conclusions
- Underlying asset could experience losses or earn less than the preferred coupon
- Tax law changes may affect potential benefits of structure

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## **Creative gifts of Residual Units may further enhance the PPF**

- Gifts to grantor trusts
  - investor remains responsible for income taxes of trust, allowing the trust principal to grow tax-free
  - trust provisions may provide for asset substitution, allowing investor to transfer high basis property/cash to trust in exchange for the low basis property in order to receive benefit of stepped up estate tax basis
- Gifts to generation-skipping trusts
  - value passes beyond children's generation without second level transfer taxes
  - Perpetual Delaware Trust compounds estate tax free for successive generations
- **Other wealth transfer strategies may be integrated with the PPF**

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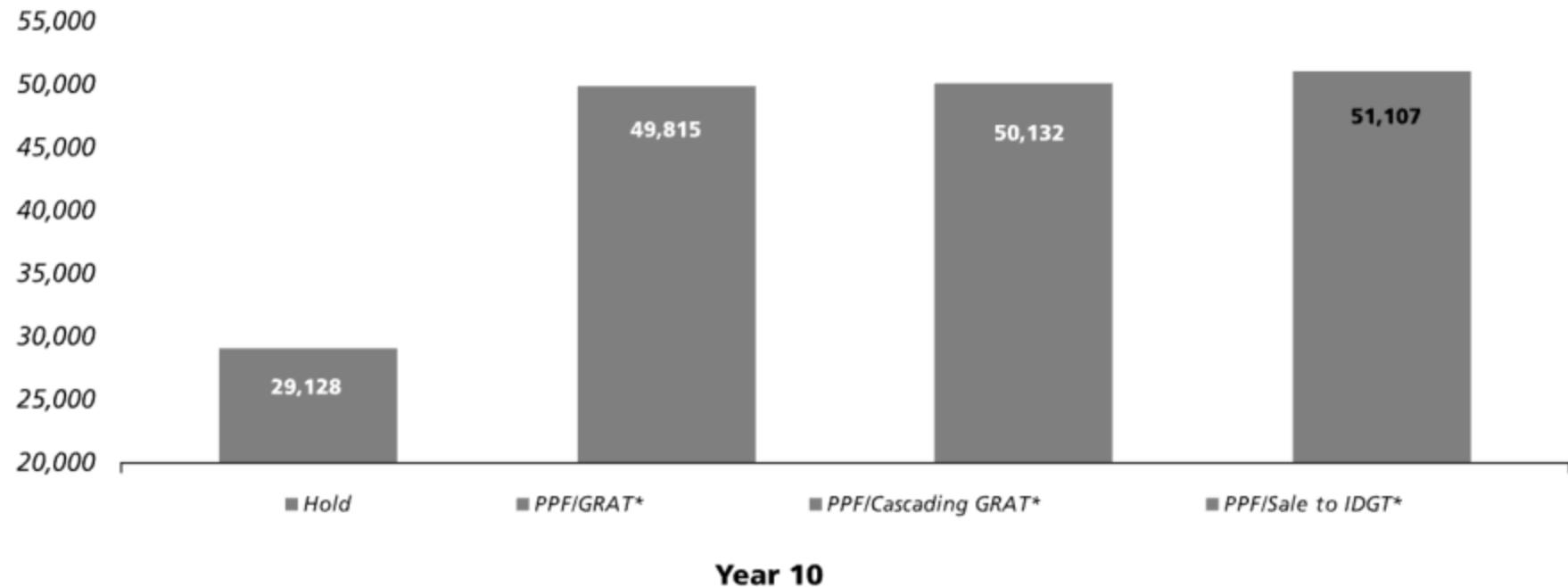
## Assumptions for integration of other wealth transfer strategies with PPF

Hold	PPF with GRAT	PPF with Cascading GRAT	PPF with Sale to IDGT
Assume same underlying asset	\$16,000,000 in funding; 10 year term	\$3,200,000 FMV residual units in funding; 10 year term  Taxable value: \$1,071,000  GRAT is zeroed out	\$1,557,818 note; 10 year term  FMV of sale: \$2,909,094  Gift made of discounted assets to trust for coverage: \$155,782; FMV: \$290,909.
	15% return on asset*	15% return on asset*	15% return on asset*
	Estate tax rate: 55%	Estate tax rate: 55 %	Gift tax rate: 35%; Estate tax rate: 55 %
	No income tax is considered. Grantor retains income tax liability.	No income tax is considered. Grantor retains income tax liability.	No income tax is considered. Grantor retains income tax liability.
	Assume 15% discount on underlying asset	Assume 15% discount on underlying asset	Assume 15% discount on underlying asset
	7520 rate: 3.0%	7520 rate: 3.0%	Long-term AFR rate: 4.3%
	20% Annuity escalation	20% Annuity escalation	
	1%/79%/20% managing/preferred/residual unit split	1%/79%/20% managing/preferred/residual unit split	1%/79%/20% managing/preferred/residual unit split
	7.5% fixed annual payments to preferred units (based on 79% of discounted funding)	7.5% fixed annual payments to preferred units (based on 79% of discounted funding)	7.5% fixed annual payments to preferred units (based on 79% of discounted funding)
	10% illiquidity discount on total holdings; 30% additional discount on residual	10% illiquidity discount on total holdings; 30% additional discount on residual	10% illiquidity discount on total holdings; 30% additional discount on residual
PPF assumptions	4 year deferral of payments on preferred units	4 year deferral of payments on preferred units	4 year deferral of payments on preferred units

## Value to beneficiaries

### Value to beneficiaries with different strategies assuming 15% return

Value to beneficiaries  
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\*Annual payments in-kind.

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## Residual units fund a GRAT

Cash flow example: \$16,000,000 assets, 15% return on assets

Year	Hold asset	Scenario 1		Scenario 2: Estate Freeze		Beneficiaries
		Senior Family Members		79%	1%	
		Fixed annual payments and GRAT payments	Preferred	Voting Managing	Residual	
0	Discounted assets Gift tax incurred upon gift	\$13,600,000		\$10,744,000	\$136,000	\$2,720,000
10	Value of assets upon liquidation Estate tax Net wealth to beneficiaries	64,728,924 (35,600,908) 29,128,016	15,883,009 (8,735,655) 7,147,354	10,744,000 (5,909,200) 4,834,800	488,459 (268,653) 219,807	37,613,455 - 37,613,455
	Total value to beneficiaries	\$29,128,016		12,201,961	\$49,815,416	37,613,455
<b>Value added by Estate Freeze</b>		<b>\$20,687,400</b>				

Assumptions: Pre-funding economic value = \$16,000,000; Discount on DST = 10%; Discount on residual = 30%; Discount on assets contributed = 15%; Preferred = 79%; Residual = 20%; Managing = 1%; 7520 rate: 3%; Fixed preferred yield = 7.5%; Return on assets & fixed annual payments = 15%; Years of payout deferral = 4; 2011 Gift tax rate = 35%; 2021 Estate tax rate = 55%

Note: Above example is for illustrative purposes only. These materials should not be construed as providing legal, tax, or accounting advice. Numbers have been rounded for convenience, are only estimates for illustrative purposes and should not be relied upon. Actual return will vary.

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## Residual units fund a Cascading GRAT

Cash flow example: \$16,000,000 assets, 15% return on assets

Year	Hold asset	Scenario 1		Scenario 2: Estate Freeze		Beneficiaries	
				Senior Family Members			
		79%	1%				
Year	Hold asset	Fixed annual payments and GRAT payments	Preferred	Voting Managing	Residual		
0	Discounted assets Gift tax incurred upon gift	\$13,600,000		\$10,744,000	\$136,000	\$2,720,000	
10	Value of assets upon liquidation Estate tax Net wealth to beneficiaries	64,728,924 (35,600,908) 29,128,016	15,299,969 (8,414,983) 6,884,986	10,744,000 (5,909,200) 4,834,800	494,290 (271,859) 222,430	38,190,665 - 38,190,665	
				11,942,216		38,190,665	
	Total value to beneficiaries	\$29,128,016			\$50,132,881		
	<b>Value added by Estate Freeze</b>		<b>\$21,004,866</b>				

Assumptions: Pre-funding economic value = \$16,000,000; Discount on DST = 10%; Discount on residual = 30%; Discount on assets contributed = 15%; Preferred = 79%; Residual = 20%; Managing = 1%; 7520 rate: 3%; Fixed preferred yield = 7.5%; Return on assets & fixed annual payments = 15%; Years of payout deferral = 4; 2011 Gift tax rate = 35%; 2021 Estate tax rate = 55%

Note: Above example is for illustrative purposes only. These materials should not be construed as providing legal, tax, or accounting advice. Numbers have been rounded for convenience, are only estimates for illustrative purposes and should not be relied upon. Actual return will vary.

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## Residual units sold to IDGT

Cash flow example: \$16,000,000 assets, 15% return on assets

Year	Scenario 1		Scenario 2: Preferred Partnership Freeze & Sell Residual Units to IDGT			
	Hold asset	Cost of gift tax	Senior Family Members		Beneficiaries	
			Fixed annual payments, interest & balloon payments	79%	1%	20%
Year	Hold asset	Cost of gift tax	Preferred	Voting Managing	Residual	
0	Discounted assets Gift tax incurred upon gift	\$13,600,000 (\$54,524)	\$10,744,000	\$136,000	\$2,720,000	
10	Value of assets upon liquidation Estate tax Net wealth to beneficiaries	64,728,924 (35,600,908) 29,128,016	(220,579) 121,318 (99,260)	13,328,130 (7,330,472) 5,997,659	10,744,000 (5,909,200) 4,834,800	514,008 (282,704) 231,304
				10,964,502		40,142,785
	Total value to beneficiaries	\$29,128,016			\$51,107,287	40,142,785
	<b>Value added by Preferred Partnership Freeze</b>		<b>\$21,979,272</b>			

Assumptions: Pre-funding economic value = \$16,000,000; Discount on DST = 10%; Discount on residual = 30%; Discount on assets contributed = 15%; Preferred = 79%; Residual = 20%; Managing = 1%; AFR rate = 4.3%; Fixed annual payments = 7.5%; Return on assets & fixed annual payments = 15%; Years of payout deferral = 4; 2011 Gift tax rate = 35%; 2021 Estate tax rate = 55%

Note: Above example is for illustrative purposes only. These materials should not be construed as providing legal, tax, or accounting advice. Numbers have been rounded for convenience, are only estimates for illustrative purposes and should not be relied upon. Actual return will vary.

## Key considerations

	Preferred Partnership Freeze	Preferred Partnership Freeze with Grantor Retained Annuity Trust	Preferred Partnership Freeze with Sale to Intentionally Defective Grantor Trust
<b>Initial tax cost</b>	No gift on creation if comply with §2701; but 10% minimum Residual Units	No gift on creation	Initial gift of 10% or more
<b>Return to grantor (assume growth of reinvested amounts)</b>	Preferred payments	Annuity payments (calculated to return GRAT principal + §7520 rate of return)	Interest + completed principal payments on note
<b>Investment rate of return necessary to succeed</b>	Market rate for similar preferred interests	§7520 rate at time of creation of GRAT	Applicable federal rate at time of sale for duration of note
<b>Valuation</b>	Gift on creation if preferred payment rate < market rate or if valuation of assets are adjusted.	No valuation risk because regulations allow formulas for annuity to self-adjust	Additional gifts if valuation of assets are adjusted
<b>Timing &amp; duration of payments</b>	4-year grace period for annual payments. Duration: lifetime.	20% annual increase allowed, payment within 105 days. Duration: GRAT term.	Flexible interest/principal payments, but must decide at inception. Duration: term of note.
<b>Allocation of GST exemption</b>	Yes, if GST exempt trust or skip person holds Residual Units	No	Yes, if purchaser is GST exempt trust
<b>Loss or "waste" of gift tax or GST exemptions (or taxes paid) if assets underperform</b>	Yes	None	Yes
<b>Mortality risk</b>	No inclusion in taxable estate of transferred Units	Inclusion in taxable estate if grantor dies before GRAT term ends	Law is unclear regarding estate and income tax
<b>Grantor's control</b>	Grantor appoints/removes and can be investment manager, and appoints independent trustee.	Grantor can be trustee of GRAT but should not control assets after end of GRAT term	Grantor should not act as trustee of trust

## Important information

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