

All Assets

1. 1210 Kirkland Ave Strategy Overview

Valuation and Core Position

The Kirkland Avenue home shows a significant valuation discrepancy between my recent appraisal of \$2,700,000 and Christine's at \$2,504,000—a 7.8% difference, amounting to \$196,000. This gap affects our equity split and is key in determining fair buyout or sale terms. We both agree on the \$344,330 outstanding debt (including the primary mortgage and HELOC), which provides a baseline for division, refinancing, and maintenance discussions, supporting a fair process for both parties.

Separate Property Claim Challenges

Christine's claim that her parents' mortgage contributions should be treated as her separate property complicates matters. These contributions, consistently labeled as “gifts” or “support,” lacked any formal loan terms, interest, or repayment requirements, aligning with my position that they were intended as shared gifts. Given our 25-year marriage, Washington's community property laws, and the commingling of these funds over time, the evidence supports treating this property as community property.

Refinancing Costs and Loan Advantage

If Christine retains the home, she would typically need to refinance at today's ~7% rates, a substantial increase over our current rate of sub-3%. While refinancing would raise her monthly costs, allowing her to assume the current loan could represent a financial benefit, as she'd save on long-term interest. For equity, the buyout terms should reflect this loan advantage, especially since I would need to buy a home at current market rates, making my payout less valuable in comparison.

Capital Gains and Tax Benefits

Selling the property now would enable us to use the \$500,000 capital gains exclusion, making a sale more equitable and reducing tax burdens. Beyond valuation, refinancing, and tax benefits, holding onto the home involves ongoing costs like property taxes, insurance, and maintenance. Given these recurring expenses, a sale could free Christine from future financial responsibilities tied to the property, a practical option if she finds retention financially challenging.

Preferred Outcome and Fallback Options

Primary Goal: My preference is a pre-divorce sale to fully utilize the \$500,000 capital gains exclusion, split proceeds equitably, and avoid future refinancing or maintenance complexities. This strategy also minimizes our future market risks, leaving us both with a clean break.

Alternative Proposals: If a sale isn't feasible, a buyout is the next option, with adjusted terms to cover increased refinancing costs. These adjustments ensure fair compensation for my share without straining either party financially. A deferred sale could serve as a fallback if Christine insists on retaining the home temporarily but cannot buy me out immediately, though this is less ideal. In

such a case, we'd clearly define responsibilities for refinancing, maintenance, and sale triggers to avoid complications.

Structuring the Buyout or Deferred Sale

If Christine insists on keeping the property, I aim to maximize my buyout amount by accounting for our appraisal value, her refinancing costs, and potential future tax liabilities. For a delayed sale, I'll advocate for clear triggers, structured cost-sharing for maintenance, and the right to initiate a sale under certain conditions, securing a reliable exit strategy.

Practical Considerations and Sale Triggers

Including a clause for sale triggers based on market conditions (e.g., a minimum sale price or favorable interest rates) is essential if a deferred sale is necessary. This approach protects us from selling under unfavorable conditions, with timing tied to market value rather than an arbitrary timeline.

Avoiding Legal Costs and Maintenance Expectations

Emphasizing potential savings on legal and litigation costs if we avoid contesting the separate property claim could add to the case for an immediate sale. By avoiding asset tracing and lengthy disputes, we benefit mutually from a straightforward division. I also intend to establish clear maintenance expectations, agreeing to sell the property "as is" and cover only essential repairs. This agreement minimizes future expenses, focusing on a clean, simple sale.

Overall Strategy

My strategy for the Kirkland Avenue property focuses on guiding negotiations toward a sale while presenting a balanced view of all options. By discussing refinancing, maintenance, and tax implications, we can show these as practical considerations that highlight the sale's benefits. Starting with subtle financial concerns, moving to cost analysis, and framing the sale as mutually advantageous builds momentum without revealing a strong preference.

If Christine resists, we have fallback positions, from maximizing buyout terms to structuring a deferred sale with specific triggers. My primary goal remains a pre-divorce sale that optimizes tax benefits and allows a clean, equitable division.

2. 116th Ave NE Condo Strategy Overview

Valuation and Core Position

The condo is valued at \$570,000, with approximately \$114,320 in debt, and is income-generating due to steady rental occupancy. Both Christine and I agree on its community property status, simplifying its positioning in negotiations. However, this property's high maintenance costs and HOA fees challenge long-term retention's viability, especially given Christine's investment-focused interest.

Tax Implications and Capital Gains

Since this is an investment property, a sale could trigger capital gains taxes, as we won't qualify for the \$500,000 primary residence exclusion. Given the potential tax impact, it's worth considering if a structured sale timeline could help maximize returns. We may also need to factor in depreciation recapture, which adds a tax liability when selling a depreciated asset, and would increase Christine's buyout costs if she retains the condo.

Loan Rate and Refinancing Costs

If Christine wants to retain the property, she would likely need to refinance to remove my name from the mortgage. Transitioning from our current low-rate loan to market rates could substantially raise monthly payments, making retention costlier. Including these potential refinancing impacts in the buyout terms, if she chooses to keep the property, aligns with ensuring an equitable division of property value.

Appreciation and Market Conditions

The condo market in tenant-friendly areas often differs from single-family homes. Given positive trends in the complex and the condo's good condition, now may be an optimal time to consider selling. Alternatively, if Christine prefers to retain it, this favorable market environment could justify an increased buyout cost. Addressing these market dynamics will help frame whether the timing of a sale aligns with maximizing overall portfolio value.

Maintenance and HOA Fees

The condo has regular maintenance and HOA fees that impact its profitability. Given their impact on net rental income, outlining a forecast of expected HOA and maintenance expenses will highlight the management demands that would fall solely on Christine post-divorce. By emphasizing these practical cost factors, we can position a buyout or sale as a streamlined approach, minimizing future management burdens.

Tenant Lease Timing and Flexibility

The current tenant provides steady income, yet lease timing may affect any potential sale or inspection. Aligning the sale with lease expiration, if practical, would facilitate a smooth transition and avoid complications with tenant turnover. This timing consideration also supports structuring a deferred sale or buyout if Christine wishes to wait for the lease to end.

Preferred Outcome and Fallback Positions

Primary Goal: Agree to sell after the current lease expires to maximize value and ensure a smooth tenant transition.

Alternative Proposals: If Christine prefers to retain the condo, I would propose that she assumes the higher refinancing costs and depreciation recapture liability in any buyout. Other fallback options include deferring the sale with clear timing triggers (such as lease expiration or interest rate changes) or structuring a buyout that includes HOA, maintenance, and tax considerations.

By keeping these points focused on financial analysis and portfolio efficiency, we position the condo's disposition as a practical investment choice, aligning with Christine's broader portfolio

needs. This approach should support a balanced, rational division without indicating a personal preference, guiding the negotiation toward a clear, equitable outcome.

3. Timeshare

The timeshares involve two distinct units with different values, seasonal availability, and maintenance obligations, allowing for a targeted division strategy aligned with our individual interests. This approach includes detailed timelines, contingency planning, and structured leverage points to support negotiations on related assets.

Valuation and Core Position

The two-bedroom unit was initially valued at \$70,000, with Christine currently estimating it at \$35,000, while we did not value it. The three-bedroom unit was originally valued at \$120,000, with Christine valuing it at \$60,000 against my \$0 assessment. Both units are debt-free, which simplifies division by removing any loan considerations.

Distribution Strategy

My objective is for Christine to retain the two-bedroom unit, which has a lower annual maintenance fee of \$X and a lower transfer cost of \$Z, in line with her preference for minimizing ongoing expenses. I would retain the three-bedroom unit, which has a higher maintenance fee of \$Y but is at the preferred resort. The two bedroom is not my favorite but I will not mention that.

Key Negotiation Points

1. Maintenance Costs

- **Two-bedroom fees due:** [specific month], manageable for Christine's preference for lower holding costs.
- **Three-bedroom fees due:** [specific month], aligning with my ability to leverage the unit's rental income potential despite higher fees.

2. Seasonal Availability and Rental Income Potential

- The three-bedroom's access to peak-season weeks increases rental income potential, making it the preferred option for me if I pursue rental opportunities.

3. Transfer Costs

- The two-bedroom's transfer cost of \$Z is lower than the three-bedroom's cost of \$W, further supporting a division that limits Christine's immediate financial obligations related to transfer expenses.

Risk Management

To ensure a smooth transfer process and minimize potential complications, I propose the following structured safeguards:

- **Timeline:** All transfers should be completed within ??? days of the agreement, ensuring a clear and efficient process.
- **Backup Plan:** If transfers exceed 90 days, implement [specific action, such as a temporary holding agreement or an extension plan with defined terms].
- **Independent Maintenance Obligations:** Document that each party is solely responsible for their unit's maintenance fees, creating a clean division of future financial responsibilities.
- **Special Assessment Agreement:** A written understanding that each party handles special assessments independently, preventing post-divorce disputes.
- **Contingency for Transfer Issues:** Define a protocol to follow if the resort complicates or blocks any transfer, ensuring a contingency plan is in place for any delays.

Negotiation Leverage

To strengthen our position and facilitate fair outcomes, I would propose several leverage points:

- **Valuation Adjustment:** I can accept a higher valuation on other disputed assets in exchange for a lower valuation on the timeshares, creating balance across the division.
- **Offset for Distribution Ratios:** Using timeshare allocation to offset any distribution ratio disputes provides flexibility and fairness across asset divisions.
- **Link to House Separate Property Claim:** By linking timeshare division to resolving the separate property claims, I can potentially secure more favorable terms on this critical asset.

This approach positions each of us with responsibility for the unit that best aligns with our goals, balancing valuation through midpoint adjustments and reinforcing protections for future costs and responsibilities. The leverage points support an equitable outcome, integrating the timeshare division with broader asset negotiations and contingency planning for a seamless transition.

4. *Microsoft 401(k) - Robert*

Current Value: \$1,824,071

Asset Category: B - Strategic Growth Asset

Purpose: To support long-term financial security and retirement planning.

Agreement: Both parties agree that this asset should remain with Robert, minimizing potential disputes over its allocation.

Profile Considerations

1. **Retirement Preservation:** The 401(k) aligns with your goal of preserving retirement accounts and avoiding early withdrawals. Given your current income gap, maintaining this qualified account for long-term growth is a priority.

2. **Age & Timeline:** With approximately 24 months until you reach age 59.5, penalty-free withdrawals will become available, making it essential to protect this asset's full value for retirement security.

Goals and Strategic Approach

Maintaining this account's full value supports long-term security by keeping retirement income intact. Positioning the 401(k) as a non-negotiable item in settlement reinforces its importance for retirement and allows other assets to fulfill immediate liquidity needs.

5. *Microsoft DCP - Robert*

Current Value: \$32,889

Asset Category: B - Strategic Growth Asset

Purpose: Supplemental retirement support, with flexibility for future income.

Agreement: Both parties agree that this deferred compensation plan should remain with Robert, reducing the need for negotiation over this asset.

Profile Considerations

1. **Retirement Preservation:** As with the 401(k), this deferred compensation aligns with your goal of retaining retirement-focused accounts, adding a modest but valuable component to your long-term growth strategy.
2. **Age & Liquidity:** Since it complements retirement funds, the DCP serves as a potential income bridge in the 59.5–62 age range when Social Security becomes available. Keeping this asset protects retirement income without impacting tax efficiency.

Goals and Strategic Approach

Secure this asset as part of the broader retirement portfolio. Given its alignment with long-term goals and both parties' agreement, it's ideal to retain the DCP as a low-risk, supplemental growth account for retirement without reallocating funds needed for immediate liquidity.

6. *Microsoft HSA #5316 - Robert*

Current Value: \$32,428

Asset Category: B - Strategic Growth Asset

Purpose: Reserved for healthcare expenses, with tax advantages that make it valuable for retirement healthcare planning.

Agreement: Both parties agree that this Health Savings Account should remain with Robert, streamlining negotiations around this asset.

Profile Considerations

1. **Healthcare Planning:** Given your PTSD and other ongoing health needs, retaining the HSA aligns well with your goal of securing long-term healthcare funding. The HSA's tax-free growth and withdrawal for qualified medical expenses provide a key financial resource.
2. **Accessibility:** Unlike other retirement funds, the HSA offers flexibility specifically for healthcare, a unique advantage as healthcare costs are expected to grow in the long term.

Goals and Strategic Approach

Maintain the HSA as part of the health-focused segment of your retirement strategy. Its unique tax benefits and alignment with healthcare needs support your long-term security, making it a strategic asset to retain without reallocating funds that could impact your immediate liquidity goals.

7. Starbucks 401(k) - Christine

Current Value: \$1,098,190 (includes \$36,574 Christine claims as separate property)

Asset Category: B - Strategic Growth Asset

Purpose: Core retirement asset for Christine's financial security.

Agreement: Both parties agree this 401(k) should remain with Christine, though there is a claim for a portion as Christine's separate property.

Profile Considerations

1. **Separate Property Claim:** Christine asserts that \$36,574 of this account represents post-separation contributions, which could strengthen her position for a separate property claim. This aligns with her preference to retain as much of the account as possible.
2. **Tax Efficiency and Retirement Growth:** Christine's retention of the full 401(k) helps simplify negotiations by allocating growth-oriented retirement assets appropriately, which supports your goal of focusing on assets that contribute to immediate liquidity without impacting retirement funds.

Goals and Strategic Approach

Accepting Christine's retention of this asset can streamline the division by focusing on high-liquidity assets for your immediate needs. Recognizing the \$36,574 as separate property could simplify negotiations around other assets, reserving discussions for areas with greater impact on liquidity.

8. Fidelity Brokerage #2840 - Robert

Current Value: \$1,553,333

Asset Category: A - Must Have Asset

Purpose: High-liquidity asset to support immediate cash flow needs and potential reinvestment.

Agreement: Both parties agree this account should remain with Robert, minimizing contention over its allocation.

Profile Considerations

1. **Immediate Liquidity:** This brokerage account is a critical source of accessible funds, aligning with your goal to secure \$865,000 for the next 24 months. Its liquidity supports ongoing expenses, debt payoff, and career transition costs, bridging the period until retirement accounts can be accessed penalty-free.
2. **Tax Considerations:** Liquidating portions of this account in the current low tax bracket allows you to harvest gains tax-efficiently. Given its significant Microsoft stock holdings, there is some risk concentration, which could be addressed by diversifying over time.

Goals and Strategic Approach

Prioritize retention of this brokerage account as a primary source of cash flow, supporting both immediate and medium-term needs without depleting retirement accounts. Leveraging this account aligns with your goal of a tax-efficient income bridge, and its accessible nature allows for flexibility in managing living expenses and investment diversification.

9. *Fidelity IRA #9280 - Robert*

Current Value: \$66,512

Asset Category: B - Strategic Growth Asset

Purpose: Additional retirement income support for long-term growth.

Agreement: Both parties agree this IRA should remain with Robert, simplifying its allocation.

Profile Considerations

1. **Retirement Preservation:** This IRA complements your broader retirement portfolio, aligning with your goal of preserving retirement assets and avoiding early withdrawals. While modest in size, it provides an added layer of financial security for the growth phase after immediate liquidity needs are met.
2. **Tax Efficiency:** As a traditional IRA, this account grows tax-deferred, making it beneficial to retain for retirement income. It adds to your retirement income stream without impacting tax efficiency in the short term, especially given the current low tax bracket.

Goals and Strategic Approach

Retaining this IRA strengthens your retirement base with minimal impact on immediate liquidity. This account's alignment with long-term security objectives makes it a low-risk asset to keep, preserving it for post-59.5 withdrawals without depleting resources designated for near-term expenses.

10. *Fidelity IRA #0520 - Christine*

Current Value: \$4,904

Asset Category: C - Flexible Asset

Purpose: Small retirement asset for Christine, with limited impact on overall division.

Agreement: Both parties agree this IRA should remain with Christine, allowing for a straightforward allocation.

Profile Considerations

1. **Modest Value:** Given its low value, this IRA has limited impact on the division outcome and minimal influence on retirement security. Retaining it aligns with the focus on high-value assets for more significant financial planning considerations.
2. **Tax Efficiency:** The tax-deferred nature of this account benefits Christine's retirement planning but remains a minor asset in the broader division strategy.

Goals and Strategic Approach

Allowing Christine to retain this IRA simplifies negotiations and reinforces her retirement portfolio.

Given the focus on securing higher-value assets to meet immediate needs, this account can be viewed as a minor concession that does not impact your primary financial objectives.

11. Fidelity Brokerage #0939 - Christine

Current Value: \$12,185 (includes \$999 Christine claims as separate property)

Asset Category: C - Flexible Asset

Purpose: Small brokerage account with limited impact on overall division.

Agreement: Both parties agree that this account remains with Christine, though Christine claims \$999 as separate property, attributed to post-separation contributions.

Profile Considerations

1. **Modest Value with Separate Property Claim:** The separate property claim of \$999 represents post-separation contributions, which Christine asserts should be classified as hers individually. Recognizing this claim has minimal impact on the overall division due to the account's low total value.
2. **Tax Efficiency and Minimal Liquidity Impact:** As a small brokerage account, its role in liquidity is minor, so it serves more effectively in supporting Christine's portfolio.

Goals and Strategic Approach

Agreeing to Christine's retention of this account, including her separate property claim, simplifies negotiations without impacting immediate liquidity or major financial objectives. This concession allows for a focus on higher-value assets that are central to your core strategy.

12. Fidelity #2068 - Christine (post temp)

Current Value: \$440,150 (Christine's valuation)

Asset Category: C - Flexible Asset

Purpose: Post-temporary order brokerage account, adding value to Christine's investment portfolio.

Agreement: Both parties agree that this account remains with Christine, though there is a valuation discrepancy, with Robert valuing it at \$386,008.

Profile Considerations

1. **Valuation Discrepancy:** Christine's higher valuation of \$440,150 could impact the perceived fairness of the division. Given the differing valuation dates (Christine's is as of July, Robert's as of September), standardizing or reconciling this amount can clarify any needed adjustments.
2. **Growth and Long-Term Portfolio:** While significant in value, this brokerage account aligns with Christine's portfolio rather than immediate cash flow needs, minimizing its impact on your liquidity goals.

Goals and Strategic Approach

Retaining this account with Christine aligns with your focus on immediate, high-liquidity assets for yourself. Addressing the valuation discrepancy could serve as a negotiation point, potentially offsetting in other areas or ensuring consistency across assets to support equitable division.

13. Fidelity #1931 - Robert (post temp)

Current Value: \$381,478 (Robert's valuation)

Asset Category: B - Strategic Growth Asset

Purpose: Post-temporary order brokerage account, adding flexibility for both growth and potential future liquidity.

Agreement: Both parties agree this account remains with Robert, although there is a valuation discrepancy, with Christine valuing it at \$440,150.

Profile Considerations

1. **Valuation Discrepancy:** The differing valuations (Christine's higher at \$440,150 vs. Robert's \$381,478) likely stem from varying assessment dates (July for Christine, September for Robert). Standardizing this valuation could impact the perceived equity of asset division.
2. **Liquidity Potential:** While categorized as a growth asset, this brokerage account holds value as a potential liquidity reserve. Given its size, it offers flexibility to manage intermediate financial needs should other primary liquid sources become exhausted.

Goals and Strategic Approach

Retaining this account allows flexibility to meet future financial needs without drawing on retirement funds, aligning with your goal to preserve qualified accounts. Addressing the valuation discrepancy could help ensure a fair distribution, with potential offsets in other assets if needed to reflect an equitable division.

14. Tesla Model P100D

Current Value: \$27,774

Asset Category: C - Flexible Asset

Purpose: Personal vehicle, offering minor asset value in the broader financial division.

Agreement: Both parties agree this vehicle should remain with Robert, making its allocation straightforward.

Profile Considerations

1. **Modest Asset Value:** While it has value, the Tesla's impact on the overall financial strategy is minimal compared to primary financial assets. Retaining it aligns with your preference to maintain personal property without compromising larger asset goals.
2. **Non-Liquid, Depreciating Asset:** As a depreciating asset, the Tesla holds limited potential for growth or liquidity, supporting the decision to retain it as personal property rather than a negotiable financial resource.

Goals and Strategic Approach

Retaining the Tesla simplifies personal asset division and allows focus on negotiating higher-value items. Its minor role in liquidity or retirement goals makes it an ideal candidate to retain without reallocating resources critical for financial security.

15. Subaru Ascent

Current Value: \$20,454

Asset Category: C - Flexible Asset

Purpose: Personal vehicle for Christine, with minimal impact on the broader asset division.

Agreement: Both parties agree this vehicle should remain with Christine, facilitating a straightforward allocation.

Profile Considerations

1. **Modest Asset Value:** The Subaru's lower value means it has a limited role in affecting the overall financial division and aligns with focusing negotiations on higher-value assets.
2. **Non-Liquid, Depreciating Asset:** As a personal vehicle and depreciating asset, it contributes little to growth or liquidity, making it suitable for Christine's retention as part of her personal property.

Goals and Strategic Approach

Allocating the Subaru to Christine allows focus on higher-priority financial assets without disrupting the core strategy. Its low impact on liquidity and retirement goals makes it an uncomplicated part of the division, supporting a streamlined negotiation process.

16. Combined 529s/UTMAs

Current Value: \$217,603 (combined total for children's educational accounts)

Asset Category: C - Flexible Asset (designated solely for the children's benefit)

Purpose: Educational and custodial accounts for children, earmarked for their future use.

Agreement: Both parties agree these accounts will be held for the children, removing them from division considerations.

Profile Considerations

1. **Non-Divisible Educational Funds:** As funds specifically designated for the children's education and future needs, these accounts are excluded from asset division, ensuring that they remain intact for their intended purpose.
2. **Structured for Growth:** These accounts are set to grow over time, aligning with long-term goals for the children's financial support and requiring no adjustments in the primary asset division.

Goals and Strategic Approach

Maintaining these accounts solely for the children aligns with your priority of supporting their future needs, without impacting immediate liquidity or retirement objectives. By agreeing to exclude them from division, both parties can focus on core assets that impact personal financial goals.

Horse Trading

17. Summary of Trade Strategy

- **Secure Must-Haves:** Retain the Fidelity Brokerage account and Microsoft 401(k) by emphasizing their role in meeting immediate needs and securing retirement.
- **Leverage Primary Trading Pieces:** Use the Kirkland Ave Property and Post-Temp Accounts as central negotiation items, trading valuation adjustments or claims to support an overall favorable balance.
- **Offer Flexible Trades:** Let go of the Kirkland Condo and timeshares if Christine is interested, as these assets are less aligned with your liquidity and growth objectives.

18. Key Must-Haves to Secure

Fidelity Brokerage #2840 (\$1.553M)

- **Negotiation Strategy:** This account should be a non-negotiable item due to its essential role in covering immediate expenses and providing liquid, penalty-free funds. Emphasize its importance for short-term stability and bridge to other income streams.
- **Position:** Retain this as your core liquid asset, focusing on other assets (e.g., the Kirkland Ave Property) to balance the division.

Microsoft 401(k) (\$1.824M)

- **Negotiation Strategy:** Reinforce that this account is crucial for retirement, especially given its availability in two years. The 25-year marriage and community nature of these funds support your case for retaining it, and you might consider yielding minor assets to secure this fully.
- **Position:** Retain the Microsoft 401(k) intact for retirement security, possibly using flexible items like timeshares as trade-offs to maintain it without compromise.

19. Primary Trading Pieces for Leverage

Kirkland Ave Property

- **Negotiation Strategy:** Given the \$515K separate property claim and the higher appraised value of \$2.7M, this property provides a powerful bargaining chip. If Christine wants to retain it, you could negotiate a clean sale or buyout, adjusting terms based on her willingness to concede on other assets. Alternatively, offer to acknowledge her separate property claim if she agrees to other favorable terms, such as securing the Fidelity Brokerage account or Microsoft 401(k).
- **Position:** Aim for a pre-divorce sale to realize liquidity, but if Christine retains the property, ensure buyout terms reflect both her claim and the higher valuation.

Post-Temp Accounts (Fidelity #1931/#2068)

- **Negotiation Strategy:** Use the \$58,672 valuation gap as a tool to secure other priorities, advocating for consistent valuation dates or aligning both accounts under a fair midpoint.

This could be beneficial if Christine agrees to a higher valuation or other trade-offs favoring your must-haves.

- **Position:** Seek to clarify and align these values as a balanced negotiation point, aiming to adjust other asset divisions favorably if Christine seeks a specific valuation.

20. Flexible Trades to Offer

Kirkland Condo

- **Negotiation Strategy:** Christine's interest in retaining the condo makes this a good trade item, especially since its agreed value of \$570K simplifies negotiations. You could offer it in exchange for securing more liquid or growth-oriented assets, like the Fidelity Brokerage account or adjustments to her 401(k) claim.
- **Position:** Consider releasing the condo to Christine if this secures essential assets for liquidity or retirement, potentially tying it to a favorable buyout arrangement on the primary residence.

Timeshares

- **Negotiation Strategy:** The \$95K valuation difference and high maintenance costs make the timeshares ideal for concession. Offer Christine the timeshares in exchange for maintaining your hold on high-priority assets. Position this as a mutually beneficial decision to avoid ongoing costs and management complexities.
- **Position:** Release the timeshares as a low-priority item, especially if doing so helps secure your hold on the Fidelity Brokerage account or Microsoft 401(k).