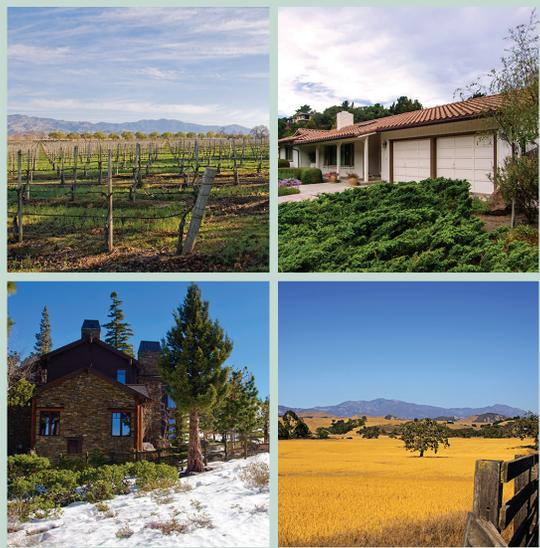




## REAL PROPERTY GIFTS MAKE SENSE

A gift of real property makes a difference for our organization. Almost any type of real estate can be used to support our mission, and there are a number of ways to effectively use the property to benefit you and our organization. Whether your property is your home, an investment or commercial property or farmland, consider using it to support a cause important to you.



## WE CAN HELP

I would like to know more about the benefits of giving property to your organization.

- Please contact me to discuss ways of giving my property to your organization.

Name \_\_\_\_\_

Street \_\_\_\_\_

City \_\_\_\_\_

State/Zip \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

(All inquiries are treated with complete confidentiality.)



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## GIFTS OF HOMES, BUILDINGS AND LAND



 The many ways of making a difference with real property.



## **THE TRUE VALUE OF LAND**

When you transfer your home, buildings or land to us, we can begin using your property today or sell it and make use of the proceeds to further our cause. You will benefit from income and capital gains tax savings and receive the satisfaction of knowing your property is going to serve a noble purpose. This brochure highlights a number of benefits of gifts of property.

### **PROPERTY THAT MAKES A GREAT CHARITABLE GIFT**

House or Condominium

Farmland and Undeveloped Land

Commercial Property

Timberland

Vacation Home

This information is not intended as tax, legal or financial advice. Gift results may vary. Consult your personal financial advisor for information specific to your situation.

## **5 REASONS TO GIVE REAL PROPERTY**

There are a number of reasons why you might consider making a gift of your real property to charity:

1. No more real estate taxes.
2. No more cost of ownership (maintenance, insurance, upkeep) or hassle of selling.
3. Unproductive land can be put to a higher use.
4. Property can be used for a purpose you believe in—immediately.
5. Property can be transferred to a trust or gift annuity for added benefits.

## **5 WAYS OF GIVING REAL PROPERTY**

Here are some of the ways to make a gift of real property including land or other real estate:

### **OUTRIGHT GIFT**

Transferring property is easier than selling, and you receive an income

tax deduction (and avoid any possible capital gains taxes).

### **LIFE ESTATE**

You can make a tax deductible gift of your home today and remain living there for the rest of your life.

### **CHARITABLE GIFT ANNUITY**

In exchange for your gift, we promise to pay you fixed payments for life at a rate based on your age—no matter how long you live. The rates are attractive, and you receive an income tax deduction and possible tax-free payments.

### **CHARITABLE REMAINDER UNITRUST**

Highly appreciated property can be transferred with no capital gains taxes. The trust owns the property and generates income for you for life or up to 20 years.

### **WHAT ABOUT TIMBER OR FARMLAND THAT WON'T PRODUCE INCOME FOR YEARS?**

A FLIP unitrust holds the property and starts delivering payments to you when the property produces income. You can design the trust to make-up “lost” earnings in future years.