

Real Estate

Giving through the Community Foundation

A **gift of real estate** uses your home, undeveloped land or commercial real estate to help your favorite causes.

Giving retirement assets may be appropriate if ...

- You own residential, commercial, industrial or undeveloped real estate that you no longer want to maintain.
- The property generates income, or can readily be sold after gifting, to fund grantmaking that achieves your charitable goals.
- The property is environmentally clean and free (or can be freed) from mortgage liability.



The Schmerein family donated the building in which the Community Foundation is located.

What benefits will I enjoy?

Gifts of real estate can produce significant tax savings. If you have owned the property for at least one year, your gift will not trigger any capital gains tax, regardless of how much the property may have appreciated in value over time. The fair market value of the real estate on the date of gift will be deductible in full, limited to 30% of your adjustable gross income (taxable income) for the year. Any excess deduction can be carried forward for up to five years.

The tax savings are less appealing for gifts of real estate that you have owned for less than one year, or for property that is currently worth less than your original purchase price. In those situations, it may be more advantageous for you to sell the real estate yourself and transfer the proceeds to the Foundation.

(Please see reverse side)



Ten reasons why people choose to give through the Community Foundation

one

We are a **local organization** with deep roots in the community.

two

Our Community Engagement staff has **broad expertise** in community issues and needs.

three

We provide highly **personalized service** tailored to your charitable interests.

four

Our funds offer a way to **invest in the causes** you care about most.

five

We accept a **wide variety of assets** and can facilitate the most complex forms of giving.

six

We partner with **professional advisors** in the region to create highly effective approaches to charitable giving.

seven

We offer maximum available **tax advantage** for most gifts under federal law.

eight

We **multiply the impact** of the gift dollars by pooling them with other gifts and grants.

nine

We build **endowment funds** that benefit the community forever and help create personal legacies.

ten

We are a **community leader**, convening agencies and coordinating resources to drive transformative change.

In addition to generating tax savings, gifts of real estate can benefit you and your loved ones by:

- Allowing your continued use of the property through a retained life estate.
- Providing lifetime income through a charitable gift annuity or charitable remainder trust.
- Providing immediate cash through a bargain sale.

How do I make a gift of real estate?

The Community Foundation relies on its affiliate, the Community Real Estate and Personal Property Foundation (CREPPF), to handle real estate gifts. CREPPF's Board of Directors is comprised of local experts in real estate, finance, valuation, law, accounting and business. To initiate consideration of a gift through CREPPF, please contact Michelle Lippart Hardwick.

Because real estate gifts can raise complex tax, legal and investment issues, it is essential that you discuss your contemplated gift with your advisors. We encourage you to arrange for your advisors to participate in the planning process with us.

CREPPF must conduct a certain amount of due diligence to ensure that your gift will not inadvertently jeopardize the gifts of other donors, and that it can generate readily accessible funds to carry out your charitable goals. To ensure that you receive favorable tax treatment, it is important that there be no sale pending at the time of gift. For these reasons, we ask that you contact us well in advance of your target gift date.

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