

## TOOLS FOR GIVING

# A charitable gift unearthed

## Gift of Real Estate



**Making a charitable gift of real estate** through your community foundation can help you turn your property gains into community good. The value of your real estate may exceed that of any other asset you own. With the help of your community foundation, you can use it to fulfill your charitable interests and receive financial and tax benefits.

### How it works

- You identify real estate property that you would like to give; an appraisal will help you establish its estimated market value.
- We assess the real estate for compliance with our acceptance policies and gather appropriate documentation.
- Your gift can be placed in any of our charitable funds. For example, you can use your gift to create a Donor Advised Fund in your name, in the name of your family or business, or in honor of any person or organization you choose. You can then stay involved in recommending uses of the fund.
- Your gift qualifies for a tax deduction based on its full market value; you avoid the capital gains tax that would otherwise arise from the sale of the property.
- With gifts of real estate, your property gains translate into community impact, so you get a more rewarding return on a major asset.
- We handle all the administrative details.
- Your gift can be placed into an endowment that is invested and will grow over time. Grants addressing community needs are made forever.

### Real charitable value

Sandra and Cliff Stewart owned a summer home and had no heirs interested in inheriting it. At first, the Stewarts planned to sell the home and give the proceeds to charity. But after talking with their local community foundation, they realized that giving the home directly to the foundation would create the biggest, most effective gift, while providing the greatest benefits to them as donors. "It was a great option — we could give our house to charity through the foundation and start any type of fund, not to mention the tax benefits," says Sandra. The Stewarts learned they could also retain use of the home for their lifetime. "This way," Cliff explains, "we can spend our summers enjoying the home for the rest of our lives. And after our lifetime, the community foundation will use the proceeds to make grants from the Sandra and Cliff Stewart Fund."

**Michigan**  
**community foundations**

For good. For ever.™

Contact your local community foundation today.  
 To find the community foundation in your area, visit [www.forgoodforever.org](http://www.forgoodforever.org).

### Ten reasons people choose to give through community foundations

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#### one

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

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#### two

Our professional program staff has **broad expertise** regarding community issues and needs.

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#### three

We provide highly **personalized service** tailored to each individual's charitable and financial interests.

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#### four

Our funds help people **invest in the causes** they care about most.

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#### five

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

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#### six

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

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#### seven

We offer maximum **tax advantage** under state and federal law.

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#### eight

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

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#### nine

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

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#### ten

We are a **community leader**, convening agencies and coordinating resources to create positive change.

### More benefits

A gift of real estate releases potential that has been tied up for years, enables you to make a bigger charitable difference than you may have thought possible, helps you avoid estate taxes, and minimizes or eliminates burden placed on your heirs. Charitable gifts of real estate range from personal residences and vacation homes to rental properties, farmland, and commercially developed land.

You may choose to give real estate outright and receive an immediate tax deduction or retain the use of the property during your lifetime and make a planned gift to your community foundation. You may also choose to convert real estate into a stream of income for the rest of your life by establishing a Charitable Remainder Trust or Charitable Gift Annuity with the community foundation. Doing this lets you transform a low-yield asset into a higher-yield, income-producing asset and claim a tax deduction for the charitable portion of the gift.

*Community foundations provide a simple, powerful, and highly personal approach to giving. We offer a variety of giving tools to help people achieve their charitable goals.*

*You can give cash, appreciated stocks, real estate, or other assets and can receive maximum charitable and tax benefits. For more information and ideas on ways to integrate your financial planning with charitable giving, ask your financial advisor or contact your community foundation.*