



Gifts of Real Estate

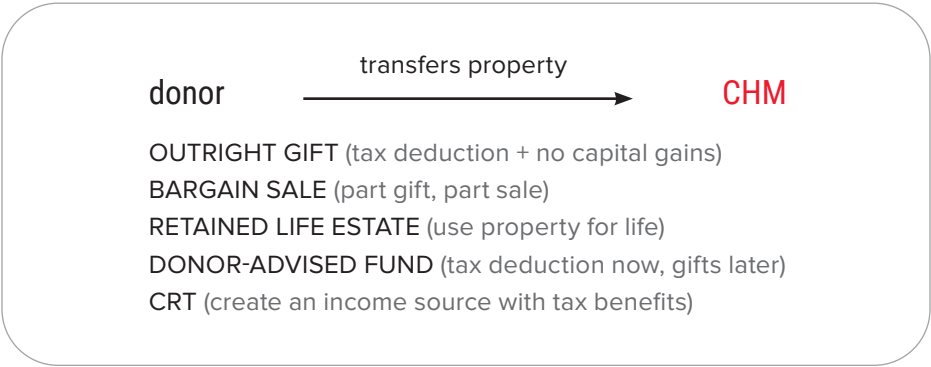
Real estate can make an ideal charitable gift—outright, as funding for a charitable remainder trust (CRT) or donor-advised fund, through a bargain sale, or with a retained life estate. The donor may enjoy a tax deduction and bypass or reduce capital gains tax on appreciated property.

Concept applied:

A donor who no longer wishes to own real property such as a residence, vacation home, commercial property, farm, or undeveloped land can use the real estate to make a significant and often tax-efficient gift.

How it works:

Scott Johnson’s vacation cottage, once a family joy, has become a burden. Scott thought about selling the property and giving the proceeds to charity, but when he learned that his favorite charity would accept the cottage as an outright gift, it was an ideal solution. His gift provides a deduction (with a qualified appraisal, assuming he itemizes), eliminates the cost and hassle of a sale, and Scott pays no capital gains tax on the property’s significant appreciation.



Why is it useful?

Real estate can be an ideal way to fulfill personal and charitable goals when a charity agrees to accept a gift of real property. While outright gifts earn double tax benefits, other means of giving offer benefits too, from lifetime use of the property (retained life estate) to a flexible way to turn the property into future gifts (donor-advised fund).



CHM: NOW AND INTO THE FUTURE

From the telescope to the printing press to the steam engine, technological revolutions have always transformed the human condition. But never has there been a technological revolution set to change our world in pace, scope, and scale as the one in which we are currently immersed. Nonexistent only a lifetime ago, the forces of change brought on by the computing revolution are permanent, universal, and accelerating at an exponential rate. Great opportunities and great challenges have arisen on a scale never seen before.

This complex present and even more uncertain future requires a new citizenship—one that is equipped with knowledge, inspired by vision, and empowered to take action; one that values problem-solving, critical thinking, and collaboration; one that sets innovation and leadership in pursuit of equitable growth; and one committed to creating a sustainable future and improving the quality of life for this generation and the next.

CHM is in a unique position to empower people as catalysts for change inside our current technological revolution. CHM is using its extensive network and historical expertise amassed over four decades to promote a new citizenship for the digital age, bringing together companies and nonprofits, government leaders and policymakers, scholars and educators—because it will take all of us working together to build the future we envision.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT

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