

Gifts of Real Estate

A current, outright donation of real estate would allow your gift to make a difference at Van Wezel Foundation now and could generate significant tax savings. Leaving real estate to the Foundation through your will or living trust is an efficient way to make a meaningful gift in the future without impacting your current lifestyle.

What are the benefits?

- › One of the most flexible charitable giving options available, real estate can be used to make a gift that:
 - › Provides an immediate charitable deduction for the fair market value of the property while potentially avoiding capital gains taxes.
 - › Gives you income for life and an immediate tax deduction, while leaving the remaining assets to the Foundation after your death.
 - › Provides the Foundation with income for a few years, then is passed on to your heirs at the time you specify with considerable estate and gift tax savings.
 - › Qualifies you for a significant immediate tax deduction, allows you to use the property for your lifetime and leaves the property to the Foundation at your death.
- › The real cost of your gift is reduced, since you'll save on income and capital gains taxes by giving appreciated property to the Foundation.

How does it work?

- › You deed your home, farm, vacation home, undeveloped land or commercial building to Van Wezel Foundation.
- › The Foundation sells the property and retain the proceeds.

Because gifts of real estate can be complex and legal restrictions may limit the Foundation's ability to own or sell a parcel of real estate, we will provide you with a Real Estate Worksheet to support and lead you through our due diligence process.

Keep in mind: gifts of real estate require a qualified appraisal and can take time to complete—contact the Foundation early in your decision-making process.