

Gifts of Real Estate

When it comes to making a donation to charity, donating real estate can offer the greatest tax advantage. Real estate donations can provide you with highly beneficial tax results and allow you to achieve significant and important charitable goals. Gifts of real estate frequently save you thousands of dollars in income or estate taxes. Real estate can be a forgotten, yet very effective asset to use when making a charitable gift.

A donation of real estate can provide you with the maximum tax benefits allowed by law. There are many reasons why donations of real estate are flexible and beneficial option for you to consider in your overall estate and charitable giving plans. Consider:

- You will receive the maximum tax deduction allowed by law when you contribute property to a qualified public charity.
- You avoid capital gains tax on highly appreciated properties with your gift of real estate.
- You avoid the expense and inconvenience of marketing the property
- You eliminate your legal and tax liabilities on the properties you donate.
- You can attain personal financial goals while also supporting a great charity.
- You may participate in an opportunity that allows you to diversify your assets and establish an income stream for your lifetime.
- You may retain the right to continued use of the property and you can begin to achieve your dreams of charitable giving immediately.
- You can attain a level of giving you might not have considered possible, through an asset you own right now.

Types of Real Estate You Can Donate:

- A private residence such as a house or condominium
- A vacation home
- An apartment building
- Investment property
- Undeveloped land
- A shopping center
- A farm or vineyard
- A commercial or industrial building
- Timber, oil, and gas rights

For more information on Gifts of Real Estate call the Area Agency on Aging of Northwest Arkansas Foundation 1-800-432-9721 or email info@aanwar.org.

The information on this site is not intended as legal, tax or investment advice. For such advice, please consult an attorney, tax professional or investment professional.