



at a glance

GIFT OF REAL ESTATE



WHAT IS A GIFT OF REAL ESTATE?

Real estate – whether a home, farmland or vacation property – can be one of your most meaningful and significant assets. A gift of real estate can be made upon death through your will or trust or made during your lifetime as an outright gift or as a gift allowing for continued use of the property.

Here's how it works:

A gift of real estate can be used to support the ELCA ministries you care most about, including your congregation. A portion of the gift can also be directed toward other qualified charities. Your real estate gift can be used as an outright gift to a charity, to fund a donor-advised fund, a named endowment, charitable remainder trust or any combination of these gift types.

In many cases a gift of real estate with the ELCA Foundation may hold a variety of benefits for the donor(s) in addition to potential tax savings:

- It can provide lifetime income to donor(s) when used to fund a [charitable remainder trust](#).
- Donor(s) can enjoy the tax benefits of a current gift while retaining use of the property through a retained life estate.
- It can provide income at the time of contribution through a bargain sale.

The first step in exploring any potential gift of real estate is to contact your regional gift planner to explore potential benefits and begin the gift evaluation process. Your regional gift planner can guide you through the process of evaluating gift options for your home, property, or even vacation home to help determine what is best suited to your individual needs.

HOW A GIFT OF REAL ESTATE WORKS



Establish your timeline for making the gift.



Contact a regional gift planner to explore potential benefits and gift options.



Begin the gift acceptance process.

WHY SHOULD I MAKE A GIFT OF REAL ESTATE?

WHAT ARE THE BENEFITS?

- For an outright gift, donor(s) can receive an income tax deduction equal to the full fair-market value of the property.
- Donor(s) can enjoy a current income tax deduction while retaining use of, and/or income from, the property for their lifetime(s).
- Donor(s) can avoid capital gains tax on secondary properties or a highly appreciated primary residence.
- The gift removes a large, taxable asset from the donor(s)' estate.

RULES TO KEEP IN MIND:

- Timeshares or partial interest in a property cannot be gifted.
- All real estate gifts are subject to approval by the ELCA Foundation.
- There is a \$100,000 (appraised value) minimum for real estate gifts.
- Donors should always consult their CPA or qualified tax adviser in evaluating the tax benefits of any gift, especially a gift of real estate.

WANT TO LEARN MORE?

Find your regional gift planner at [ELCA.org/foundation](https://elca.org/foundation) or call 800-638-3522.

The examples and information provided are for illustrative and educational purposes only and should not be considered tax or legal advice. Please consult with your tax or legal adviser about proceeding with your gift plan.