

Gift of Real Estate

Turn your property gains into community good



How it works

- You identify real estate property that you would like to give. An appraisal will help you establish its estimated market value.
- SCF assesses the real estate for compliance with the foundation's acceptance policies and gathers appropriate documentation. SCF handles the administrative details.
- 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.

Making a charitable gift of real estate through the Saginaw Community Foundation can help you turn your property gains into community good.

A gift of real estate enables you to make a bigger charitable difference than you may have thought possible. It also 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 the Saginaw 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. 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.

With your gift of real estate, the Saginaw Community Foundation can establish a special fund. The fund can be set up in your name, in the name of your family, or in honor of any person or organization you choose. You also may choose to give to an existing fund.

Your gift, and all future earnings from your gift, will become a permanent source of community capital, helping to do good work forever.

For more information and ideas on ways to integrate your financial planning with charitable giving, ask your financial advisor or contact Saginaw Community Foundation at (989) 755-0545.



Saginaw

community foundation

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Photo courtesy of Thor Rasmussen

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