

# Gifts of Real Estate

If you're looking to make a meaningful donation to the Kidney Cancer Association, real estate can be a wonderful option. Gifting real estate—such as personal residences, income properties, or undeveloped land—can make a major impact on our work while allowing you to benefit from:

- Income tax deductions based on the fair market value of the real estate
- Improved liquidity by eliminating expenses normally associated with property ownership
- Avoiding capital gains taxes that you would owe if you sold your property instead of donating it



## Interested in gifting real estate?

If you're considering donating real estate, you should know that there are multiple options available to you.

### LIFE ESTATE

When you execute a deed transferring a house or farm to us, you're able to retain a "life estate" that grants you the right to use your property however you wish for the rest of your life. After that, ownership of your property transfers to the Kidney Cancer Association.

### CHARITABLE REMAINDER UNITRUST

With this strategy, you create a special trust and transfer the property to the trust. The trust can sell the real estate without paying capital gains tax and then invest the sales proceeds. The trust will pay you—or you and a loved one—income for life, after which the remainder of the trust would be transferred to the Kidney Cancer Association.

### BARGAIN SALE

Through a bargain sale, we make a cash purchase of your property for less than its fair market value, or we accept a gift of mortgaged property. Then, as part of the purchase, you receive a tax deduction equal to the property's value minus the sales price.

### PARTIAL GIFT AND JOINT SALE

A partial gift and joint sale is an excellent option that also offers you cash to use to pay off any debt. Through this option, you donate an undivided interest in the property to us and then we jointly sell the property. In this way, you avoid capital gains tax on the portion of the property that we own and also receive a charitable income tax deduction based on the value of your gift to us.

### OUTRIGHT GIFT

The simplest way to make a gift of real estate is to deed your property outright to the Kidney Cancer Association for us to use to support our ongoing efforts to fight kidney cancer.

The right donation option for you depends on your personal circumstances, your philanthropy goals, and the kind of real estate that you own.

For any questions, please contact your attorney or **Kendall Monroe** at [kmonroe@kidneycancer.org](mailto:kmonroe@kidneycancer.org).