

Your most valuable asset may be real estate.

Whether you're ready to move or not, it can become a powerful gift.

There's no one-size-fits-all approach to giving real estate. Get expert advice for your specific situation.

For more than 50 years, the Foundation has provided United Methodist churches, camps, agencies, and individuals with resources about stewardship, planned giving, and endowments. Many donors have turned real estate into gifts that benefit their beloved congregations and camps while providing significant income and tax advantages. While they're complex, these type of gifts can create a perfect win-win situation when they're done right.

If you'd like to have a confidential conversation about your goal and your options, please call Faith Foundation at 800-488-4179.


FAITH 
FOUNDATION
N O R T H W E S T

*A LEGACY OF THE
UNITED METHODIST CHURCH*

Gifts of Real Estate

Turning property into a gift can reduce your tax liability, increase your income, and support the ministries you love.

FAITH 
FOUNDATION
N O R T H W E S T



When you're considering a planned gift, it pays to think beyond your checkbook.



TRUSTS: CASH OR INCOME, PLUS A DEDUCTION

If you're ready to sell and you want to maximize your tax benefit, you might consider a trust. A charitable remainder unitrust permits you to sell your home tax free, and then provides you with income and a current charitable income tax deduction for the remaining trust principal, which will go to charity.

If you need some cash up-front when your property sells, you may be interested in a sale and unitrust. Every trust is unique. Call Faith Foundation at 800-488-4179 to learn how you can receive cash income and a charitable deduction this way.

TALK TO AN EXPERT

staff@faith.foundation | 800-488-4179

BARGAIN SALE: CASH AND A DEDUCTION

If you're ready to sell, and you need less cash than the total value, you might consider a bargain sale. That's simply the sale of property for less than fair market value. Faith Foundation can purchase your property from you at a lower price than what you would ordinarily sell it for. You receive the cash from the sale and a charitable deduction for the difference between the market value and the purchase price.

Your home exclusion may cover the taxable gain on the cash you receive for the sale of a personal residence, and any remaining gain may be offset by your deduction.

LIFE ESTATE RESERVED

If your goal is to receive a current tax deduction but stay in your home, a Life Estate Reserved may be the plan for you. This means you transfer your home by deed to a nonprofit organization, but reserve the right to continue using it for the rest of your life. You are still responsible for maintenance, insurance, and property taxes, but you benefit from a current charitable tax deduction. After your lifetime, the nonprofit receives your home, and it supports the ministry you love.