

# A charitable gift unearthed

## Gifts of Real Estate



**Making a charitable gift of real estate** through the Community Foundation of Washington County MD can help you turn your property gains into community good. The value of your real estate may exceed that of any other asset you own. With the help of the Community Foundation, you can use it to fulfill your charitable interests and receive financial and tax benefits.

### How it works:

- You identify real estate property that you would like to give. An appraisal will help you establish its estimated market value.
- The Community Foundation assesses the real estate for compliance with our acceptance policies and gathers appropriate documentation.
- You can put your gift in any of our charitable funds. For example, you can use your gift to create a donor-advised fund in your name, in the name of your family or business, or in honor of any person or organization you choose.
- You can also create a designated fund, scholarship or field of interest fund.
- You can then stay involved in recommending uses for the fund.
- Your gift qualifies for a tax deduction based on its full market value and you avoid the capital gains tax that would otherwise arise from the sale of the property.
- With gifts of real estate, your property gains translate into community impact, so you get a more rewarding return on a major asset.
- The Community Foundation handles all of the administrative details.
- You can place your gift into an endowment invested over time.
- Earnings from your fund will help make grants that address community needs.
- Your gift—and all future earnings from your gift—become a permanent source of community capital, helping to do good work forever.

### Real charitable value

Sandra and Cliff Stewart owned a summer home and had no heirs interested in inheriting it. At first, the Stewarts planned to sell the home and give the proceeds to charity. But after talking with their local community foundation, they realized that giving the home directly to the foundation would create the biggest, most effective gift, while providing the greatest benefits to them as donors. “It was a great option. We could give our house to charity through the foundation and start any type of fund, not to mention the tax benefits,” says Sandra. The Stewarts learned they could also retain use of the home for their lifetime. “This way,” Cliff explains, “We can spend our summers enjoying the home for the rest of our lives. And, after our lifetime, the community foundation will use the proceeds to make grants from the Sandra and Cliff Stewart Fund.”



Community Foundation  
of Washington County MD, Inc.

*Looking forward...giving back*

#### Ten Reasons to Give Through the Community Foundation of Washington County:

- 1. LOCAL:** We are a local organization with deep roots in the community.
- 2. PROFESSIONAL:** Our professional staff has broad expertise regarding community issues and needs.
- 3. PERSONAL:** We provide highly personalized service tailored to each individual's charitable and financial interests.
- 4. CARING:** Our donor-advised funds help people invest in the causes they care about most.
- 5. FLEXIBLE:** We accept a wide variety of assets, and can facilitate even the most complex forms of giving.
- 6. PARTNERS:** We partner with professional advisors to create highly effective approaches to charitable giving.
- 7. TAX ADVANTAGE:** We offer maximum tax advantage for most gifts under federal law.
- 8. MULTIPLIERS:** We multiply the impact of gift dollars by pooling with other gifts and grants.
- 9. BUILDERS:** We build endowment funds that benefit the community forever and help create personal legacies.
- 10. LEADERS:** We serve as a community leader, convening agencies and coordinating resources to create positive change.

#### More Benefits

A gift of real estate enables you to make a bigger charitable difference than you may have thought possible, 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 your 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 with the Community Foundation. 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.

The Community Foundation provides a simple, powerful and highly personal approach to giving. We offer a variety of giving tools to help people achieve their charitable goals. The Community Foundation has a five-year annualized investment return that makes it one of the top performing community foundations in the country.

*You can make a gift of cash, stocks, bonds, real estate or other assets. Most charitable gifts qualify for maximum tax advantage under federal law. For more information and ideas on ways to integrate your financial planning with charitable giving, ask your financial advisor or contact us at (301) 745-5210, or visit our website at [www.cfwcmd.org](http://www.cfwcmd.org).*



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