

# Giving Real Estate

Are you a real estate investor? People who invest in real estate sometimes want to give to charity, but feel like they can't. Since their assets are tied up in investments, their cash flow is limited, and they can't easily liquidate their assets. Plus they have to pay ever-increasing taxes on their investments, which means less money is left over for charity.

## Here's how we can help!

Through The Signatry, you can give interest in appreciated real estate (commercial real estate, residential developments, farmland etc.). Before you sell your real estate, consider giving a portion of it to a donor advised fund through The Signatry.



## When you give to The Signatry, here are the perks:

- + You can avoid capital gains taxes on whatever portion of property you gift.
- + If The Signatry holds the property instead of selling, the income from the property will flow to your donor advised fund tax-free.
- + You will receive an income tax deduction of your gift's fair market value.
- + You will reduce your income taxes, which equates to additional cash flow.
- + You can let the proceeds grow tax-free in investments in the donor advised fund, and you can choose which charities receive grants over time.

## Practically Speaking

For example, suppose you have a \$1 million fair market value property, with a basis of \$100,000. There is no debt on the property, and you want to give all the proceeds to charity. Here's what you save by giving real estate as a non-cash asset before it is sold.

	Sell Before Giving	Give Before Selling
<b>Charity</b>	\$775,000	\$1,000,000
<b>Tax</b>	\$225,000 <sup>2</sup>	\$0

<sup>1</sup> You can ask The Signatry to sell the gifted property or hold it for rental income.

<sup>2</sup> Tax is calculated on a combined state + federal rate of 42% and a capital gains tax rate of 25%