

Did you know that you can make a substantial gift to us through a transfer of residential, commercial, or undeveloped real estate?

Wycliffe is happy to consider gifts of residential, commercial and undeveloped real estate. These gifts entitle you to a donation receipt equal to the appraised fair market value of your interest in the property on the date you transfer it to us. If you give us your principal residence, your capital gain is not taxed. In the case of other real estate you will be taxed on 50% of the capital gain, but your tax credit should exceed the tax on the gain, resulting in net savings for you.

You can deliver real estate to Wycliffe in several ways:

- Through an outright donation;
- Through the donation of a fractional interest in the property;
- As the base for a charitable remainder trust that will pay you lifetime income;
- By giving us your home and reserving the right to continue living there for your lifetime (a residual interest).

When you are considering a gift of real estate, keep two considerations in mind:

1. First, we will gratefully review your gift offer with our Treasurer, who may subject the property to a marketability study and environmental review and who has the final say on acceptance.
2. Second, as the donor you will be responsible for obtaining an appraisal that determines the value of the property upon which your donation receipt is based.

Example:

Rachel Weddle owns a rental house which has a fair market value of \$200,000 and an adjusted cost basis of only \$40,000. She does not need the net rental income for living expenses, is tired of management responsibilities, and wants to make a gift, so she contributes the property to Wycliffe:

• Value of house	\$200,000
• Capital gain	\$160,000
• % of gain taxable	0% (\$80,000)
• Tax @ 45%	\$36,000
• Donation receipt	\$200,000
• Tax credit @ 45%	\$90,000
• Net tax benefit	\$54,000 (\$90,000 credit - \$36,000 tax)
•	...so Mrs. Weddle is relieved of the burden of managing the property, nets \$54,000 in tax savings, and delivers a \$200,000 benefit to Wycliffe.

Email us or call us at 1-800-463-1143, ext. 291 so that we can assist you through every step of the process.