

## Planned Giving | Real Estate

Want to make a big gift to Acts 1:8 Ministry without touching your bank account? Consider gifting Real Estate to us. Such a generous gift helps us continue our work for years to come and this type of gift also helps you.

### HOW IT WORKS

You deed your home, your vacation home, undeveloped property, or a commercial building to Acts 1:8 Ministry. We may use the Real Estate for its own purposes or sell it and use the proceeds to further our mission.

If you include Acts 1:8 Ministry in your plans, please use our legal name and Federal Tax ID:

**Legal Name:** Acts 1:8 Ministry, Inc.

**Federal Tax ID Number:** #16-1644133



### BENEFITS

- You receive an income tax deduction for the fair market value of the Real Estate at the time of the transfer.
- You pay no capital gains tax on the transfer.
- You don't have to hassle with selling the Real Estate. You can deed the property directly to Acts 1:8 Ministry or ask your attorney to add a few sentences in your will or trust agreement.

- When you give us appreciated property you have held longer than one year, you receive a federal income tax charitable deduction.
- You no longer have to deal with that property's maintenance costs, property taxes or insurance.

## FREQUENTLY ASKED QUESTIONS

### **How do I know if the Real Estate I'd like to donate will be helpful to Acts 1:8 Ministry?**

Here are some questions we will need to answer to determine if your Real Estate will be helpful to us:

- Is the property void of any liens?
- Are there any environmental concerns with the property?
- Can we actually use the property for our work?
- Is the property marketable and salable within a reasonable period of time?
- What are the costs associated with accepting and holding the property?
- Can we realize a positive net return on this property?

### **What are the tax benefits of donating Real Estate?**

You will receive an income tax deduction equal to the appraised fair market value of the property. An independent qualified appraisal is required for this purpose, and it is up to the donor to acquire such an appraisal. Donating your property may also reduce your estate costs and taxes as well.

## A CASE STUDY

Margaret purchased her home years ago and has watched it grow steadily in value. Still active in her career and traveling frequently, she's beginning to find home ownership more and more of a hassle. At this stage of her life, Margaret has decided to move to a 55+ condominium development, where all exterior maintenance is provided and she doesn't have to worry about security issues. Margaret sees this as an opportunity to give her existing house to a charity that's important to her while realizing valuable tax benefits.

Margaret qualifies for a federal income tax charitable deduction of \$250,000, which is for her home's fair market value today. She is able to claim 30% of her \$200,000 adjusted gross income, or \$60,000, in the year of the gift. In the five years following, she can continue to use up the remaining \$190,000 deduction. Margaret is happy in her new condo and loves knowing that the gift of her house will make a big difference supporting our mission.