



AIR FORCE ACADEMY

REAL ESTATE TRUST



GIVING A GIFT OF REAL ESTATE

- ▶ ▶ A gift of real estate to the Air Force Academy Real Estate Trust turns your investment into an investment for the future of the U.S. Air Force Academy.

Real estate is often a significant part of an individual's pool of assets. Whether it's a home, vacation property, undeveloped land, farmland, ranch or commercial property, real estate can be a valuable asset and a sound investment that can provide property owners with immeasurable benefits.



► ► WAYS OF GIVING REAL ESTATE

There are several ways you can donate real estate. Each method offers distinct advantages depending on your circumstances and goals.

- **OUTRIGHT GIFT:** *Create a legacy and receive a tax benefit.* When you make an outright gift of property held for more than a year, you are eligible for an income tax charitable deduction equal to the property's full fair market value.
- **BEQUEST:** *Give real estate through your will.* Because your will is revocable, you will not be able to take an income tax deduction, but the property will not be taxed as part of your estate.
- **RETAINED LIFE ESTATE:** *Give your home, but enjoy lifetime use.* If you would like to make a gift of your home, but also would prefer to continue living in it for your lifetime, you may transfer a remainder interest in the property to the Real Estate Trust.
- **CHARITABLE REMAINDER TRUST:** *Obtain a life income from your gift.* By funding a charitable remainder trust with real estate, you can provide for a future gift supporting the Air Force Academy, receive a tax deduction and convert your asset into a long-term income stream.

- **BARGAIN SALE:** *Receive cash and a tax deduction.* If you sell your property to the Real Estate Trust for a price less than fair market value, you receive the cash from the sale and a charitable deduction on the difference between the market value and purchase price for your gift.

► ► REASONS FOR GIVING REAL ESTATE

Gifts of property may be used to benefit any area of the Academy you wish to support. The Air Force Academy Real Estate Trust will work with you to ensure your gift not only benefits the Academy, but also works best for you in terms of tax and income considerations. The Trust may even consider retaining a performing real estate asset as a part of a donor-designated endowment supporting the Academy.

Gifts of real property require a due diligence process to determine suitability for acceptance by the Real Estate Trust. While the Air Force Academy Foundation will provide illustrations of the benefits based upon your potential gift parameters, neither the Foundation nor the Real Estate Trust renders legal or tax advisory services. For advice or assistance in specific cases, the services of an attorney and/or other professional advisors should be obtained.

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► ► BENEFITS OF REAL ESTATE GIFTS

By giving real estate, you can take advantage of many options without depleting your cash reserves:

- Receive substantial tax benefits such as lower capital gains taxes or estate taxes.
- Potentially receive a lump-sum, discounted payment for your property.
- Ensure an income stream through a charitable trust.

In many cases, a real estate donation can be tailored to your needs while still fulfilling your desire to make an impact at the Air Force Academy.

FOR MORE INFORMATION, CONTACT:

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