

Gift of Real Estate

Unleashing the potential of property

Making a charitable gift of real estate through the Greater Milwaukee Foundation 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 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 Foundation assesses the real estate for compliance with our acceptance policies and gathers appropriate documentation.
- Your gift can be placed 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 then stay involved in recommending grants from the fund.
- Your gift qualifies for a tax deduction based on its full market value; 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.
- We handle all the administrative details including issuing grants to nonprofits in the name of the fund you establish. If you prefer, grants can be made anonymously.
- Your gift—and all future earnings from your gift—will be a permanent source of community capital, helping to do good work forever.



Ten Reasons People Choose to Give through the Greater Milwaukee Foundation

One We are a *local organization* with deep roots in the community and beyond.

Two Our community investment staff has *broad expertise* regarding community issues and needs.

Three We provide highly *personalized services* tailored to each individual's charitable and financial interests.

Four Our funds help people *invest in the causes* they care about most.

Five We accept a wide *variety of assets*, and can facilitate even the most complex forms of giving.

Six We partner with *professional advisers* to create highly effective approaches to charitable giving.

Seven We offer *maximum tax advantage* for most gifts under federal law.

Eight We *multiply the impact* of gift dollars by pooling them with other gifts and grants.

Nine We build *endowment funds* that benefit the community forever and help create personal legacies.

Ten We are a *community leader*, convening agencies and coordinating resources to create positive change.



DONOR STORY: REAL CHARITABLE VALUE*

Sandra and Cliff Stewart owned a summer home and had no heirs interested in acquiring it. At first, the Stewarts planned to sell the home and give the proceeds to charity. But after talking with the Foundation, they realized that giving the home directly to the Foundation through a life estate gift 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 Foundation will use the proceeds to make grants through the Sandra and Cliff Stewart Fund."

MORE BENEFITS

A gift of real estate releases potential that has been tied up for years and enables you to make a bigger charitable difference than you may have thought possible. In addition, it 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 the 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 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.

** This story represents a composite illustration drawn from actual donor stories of many of the people who give through the Foundation.*



Confirmed in compliance with National Standards
for U.S. Community Foundations

The Greater Milwaukee 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. We welcome the opportunity to work with you and your adviser to fulfill your unique charitable objectives. For more information and ways to integrate charitable giving into your financial planning, contact the Philanthropic Services Department at 414-272-5805.