GIFTS OF REAL ESTATE

Why Give? The Benefits of Giving Real Estate (depending on gift plan)
- Gift to the Boy Scouts
- Significant Tax Savings
- Income
- Simplify Affairs
- Efficient Wealth Transfer

What to Give? Types of Real Estate to Give
- Personal residence/farms
- Commercially developed property
- Natural resource property
- Undeveloped property
- Undivided fractional interest

How to Give? The Ways to Give Real Estate
- Outright
- Retained use
- Gift in return for income (usually 5% rate)
- Via bequest
- Donate income for fixed term

Outright Gifts
- Immediate impact for Boy Scout
- Immediate deduction for appraised value
- Property types can range from residential property, commercial real estate, farm and farmland, vacant land, etc

Retained Life Estate
- **Residence, vacation home** or **farm** can be donated to Boy Scouts, retaining a **life estate**
- Continue to occupy residence/derive income from farm-**No change enjoyment of property/lifestyle**
- **Immediate charitable deduction** for appraised value, less value of retained tenancy

Charitable Remainder Unitrust (CRUT)
- **Primary advantage-CRUT trustee sells land and reinvests without paying capital gain tax**
- 5% income for life (or term of years) after land sold
- Remove land from your estate for estate and property tax purposes
- Provide you with current charitable deduction

- Over course of lifetime may provide **substantially more income** than (a) continuing to hold, or (b) selling and reinvesting
- Provide benefit to your designated purpose at the Occoneechee Council, Boy Scouts of America after your life
- Property types can range from residential property, commercial real estate, farm and farmland, vacant land, etc

Interested in More Information? Contact Us

Please contact us if you have any questions about real estate gifts to support the Occoneechee Council or to request any additional information that might be helpful to you and your family as you consider making a gift to us.

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