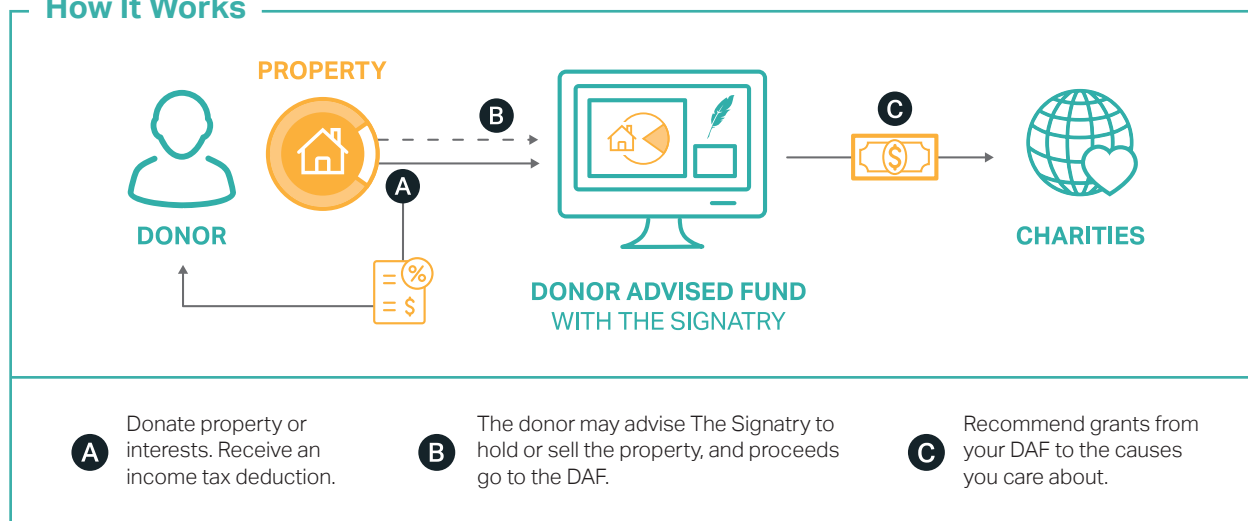


Giving Real Estate

Whether hunting land, oil and gas interest, farmland, or more, real estate can be a valuable asset for generosity. Often, the opportunity to utilize real estate for charitable giving is overlooked because people assume the assets are tied up in investments and not easily liquidated. But a practical solution is available. By giving all or a partial interest in appreciated real estate, donors can minimize capital gains taxes and receive an income tax deduction. Consider giving real estate interests to a donor advised fund (DAF) with The Signatry. We will process the gift, and you can use the proceeds to support the causes you love most.

How It Works



Benefits

- + You can avoid capital gains taxes on the portion of property you gift.
- + If The Signatry holds the property instead of selling, the income from the property will flow to your DAF.
- + You receive an income tax deduction of your gift's fair market value.
- + You can reduce your income taxes, which equates to additional cash flow.
- + You can let the proceeds grow in investments in the DAF, and you can recommend grants to charities over time.

Practically Speaking

For example, suppose you have a \$1 million fair market value property, with a basis of \$100,000. There is no debt on the property, and you want to give all the proceeds to charity. Here is what you could save by giving real estate before it is sold.

	Sell Before Giving	Give Before Selling
Charity	\$775,000	\$1,000,000
Tax	\$225,000 ¹	\$0

¹ Tax is calculated on a combined state + federal rate of 42% and a capital gains tax rate of 25%.

Contact The Signatry at [913-310-0279](tel:913-310-0279) or info@thesignatry.com to find out more about giving real estate.

Thanks to the generosity of other complex asset donors who have gone before you, we provide our expertise for these charitable giving solutions at no cost. We invite donors to join this legacy by donating a percentage of their asset gift to The Signatry, so we can continue this mission to equip donors to solve problems in the world and build enduring families.

The Signatry is a 501(c)(3) organization and a donor advised fund sponsor. We facilitate the accounts through which people give, and we work to train, inspire, and equip families, ministries, and advisors for radical biblical generosity.

Disclaimer: The Signatry does not provide legal, tax, financial, or other professional advice. You should consult professional advisors concerning the legal, tax, or financial consequences of your charitable activities.

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