



GIFTS OF REAL ESTATE

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From farmland and timberland to vacation residences and rental properties, a gift of real estate can unlock the full value of your property and offer special economic advantages. If you own property that is not subject to a mortgage and has appreciated in value, a charitable gift to Moravian University may be an attractive choice. The following options are used by alumni and friends of the University:

- An outright gift of appreciated property offers maximum tax advantages because the charitable deduction is generally based on the full fair market value of the property. An appraisal is needed for IRS purposes.
- A gift of the remainder interest in your home or farm (called a “retained life estate”) can provide a current tax deduction, avoid capital gains taxes, and allow you to continue to live in your home.
- A gift (or partial interest) of appreciated property can be used to create a charitable remainder trust, which will provide you (and a second beneficiary if you wish) an annual income for life.

GIFT PLANNING TIP:

Through a charitable trust, you can often pass real estate intact to heirs while reducing or eliminating transfer taxes and making a significant gift to Moravian University.

WHY FUND A CHARITABLE GIFT WITH REAL ESTATE?

Unless you sell the property, your options for receiving current financial benefits from real estate are usually limited to increasing your debt or renting the property to someone else. Real property can also be a nuisance for estate planning, since it is rarely practical to transfer a single property to more than one heir. The result is a choice between leaving inequitable benefits for heirs or placing the burden—and costs—of selling the property onto your executor and estate. Property located in different states may be subject to additional probate and transfer costs.

LET US HELP YOU PLAN.

The Department of Development & Alumni Engagement is available to answer any questions and provide you with a confidential, no-obligation illustration to show how a gift of real estate would benefit you and your specific situation. As with any charitable gift agreement, we encourage you to consult with your financial adviser as well.

Call us today toll-free at 800-429-9437, inquire via email at plannedgiving@moravian.edu, or visit our planned giving website at moravian.edu/giving/planned-giving.

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