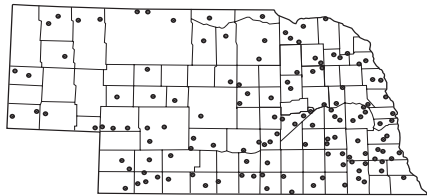


# Nebraska Community Foundation, Inc.

The Nebraska Community Foundation exists to help concerned individuals mobilize charitable giving to support the betterment of Nebraska communities and organizations. The Foundation is a nonprofit charitable corporation providing financial management, strategic development and education/training services to communities, organizations and donors throughout Nebraska. Started in 1993, the Foundation provides affiliated fund status (allowing communities and organizations to achieve nonprofit charitable status without forming their own nonprofit corporation) to more than 160 communities, organizations and donors. For more information about the Nebraska Community Foundation call 402/323-7330 or visit the website at [www.nebcommfound.org](http://www.nebcommfound.org).



The single most important factor in community success is involvement of citizens in their community. Your gifts of time, talent and dollars make a difference.

**Please consider what a gift of  
real estate would do for your  
community and for you.**



Nebraska Community Foundation  
PO BOX 83107  
Lincoln, NE 68501-3107

## Gifts of Real Estate

- √ A Gift for the Benefit of Your Hometown
- √ A Gift With Triple Tax Benefits
- √ A Gift That Makes Economic Sense

For the benefit of an affiliated fund of  
the Nebraska Community Foundation



Nebraska Community Foundation  
Mailing Address:  
P.O. Box 83107  
Lincoln, NE 68501-3107  
Delivery Address:  
650 J Street, Suite 305  
Lincoln, NE 68508  
402/323-7330  
402/323-7349 fax  
[www.nebcommfound.org](http://www.nebcommfound.org)

## Gifts of Real Estate Make Economic Sense

When you plan to make a charitable gift to your hometown, you should consider making a gift of real estate. There are several special incentives to encourage gifts of real estate. These benefits may include:

- The satisfaction of making a gift today that will invest in your Hometown
- By-pass of capital gains taxes
- Current income tax deduction
- Lower insurance and maintenance costs
- An immediate charitable income tax deduction
- Reduced management worries
- Reduced estate taxes and property taxes

## Ways to Gift Real Estate

### ■ Outright Gifts

A person can take an income tax deduction for 100% of the fair market value of real estate held for more than one year. In addition, the capital gains taxes due if the property had been sold are by-passed when the real estate is gifted. The outright gift of the property reduces your taxable estate.

The amount of income tax deduction that can be used in any one year is limited to 30% of adjusted gross income. Any excess deduction can be carried forward for up to five additional years. For example, if your adjusted gross income for the year is \$100,000, up to \$30,000 of an outright gift of real estate given to benefit your hometown or favorite charities is deducted this year. Any amount over \$30,000 may be carried forward for up to five additional years.

### ■ Gifts by Will

The most frequent way to make a gift of real estate is through your will. Your estate will receive a 100% charitable deduction for the full fair market value of the property with no limit on the amount.

### ■ Gifts of Property While Retaining Income

A win-win situation when you no longer want to own real estate, desire lifetime income and want to make a gift to benefit your hometown is to set up a Charitable Remainder Trust. The ownership of the real estate is transferred to the trust. The trust then sells the real estate and reinvests the proceeds to provide an income. By setting up a trust you can:

- Gain the satisfaction of making a gift today that will benefit your Hometown
- Increase your income for life
- Remove financial and personal burdens of property management
- Receive an immediate charitable income tax deduction
- By-pass capital gains taxes
- Reduce estate and settlement costs
- Provide tax-free growth of assets inside the trust.

**"People have plenty of opportunities to give their money away. Why not give it back to the community where you lived and made your money?"**

**-- Frank Sibert  
Foundation Board Member &  
Retired Rancher of Valentine**

**Gifts of real estate can be extremely beneficial and satisfying, but require careful planning. We can help you determine how a gift of real estate might benefit you. For more information, use one of the following options.**

1. Complete and return this form to the address listed below.
2. Contact one of the gift planners listed here:

**Jim Gustafson, Gift Planning Director**

[jgustafson@nebcommfound.org](mailto:jgustafson@nebcommfound.org)

(402) 323-7341

**Jeff Yost, President & CEO**

[jeffyost@nebcommfound.org](mailto:jeffyost@nebcommfound.org)

(402) 323-7332

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone(s) \_\_\_\_\_

E-mail \_\_\_\_\_

\_\_\_\_\_ I would like someone to contact me regarding a private and confidential visit about planning a gift of real estate.

\_\_\_\_\_ Please send me information about how a Charitable Remainder Trust could benefit me.

\_\_\_\_\_ In confidence, I have already included my hometown in my will.

**Please Mail or Fax to:**

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P.O. Box 83107

Lincoln, NE 68501-3107

Phone: (402) 323-7330 Fax: (402) 323-7349

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