

## For More Information

Mail, fax, or e-mail the completed form to the KRCF.

Please check one:

- Please send me a personal illustration of how a gift of real estate could benefit my estate.
- I would like someone to contact me regarding a private and confidential visit about planning a gift from my estate.
- In confidence, I have already included my hometown in my will.

Name

Address

City State Zip

E-mail address

Phone

### Please return to:

Kansas Rural Communities  
Foundation

P.O. Box 25  
529 Lincoln Avenue  
Wamego, KS 66547

Phone: (785) 456-8444  
Fax: (785) 456-8443  
E-mail: [krcf@wamego.net](mailto:krcf@wamego.net)



## About the KRCF

The Kansas Rural Communities Foundation exists to help concerned individuals mobilize charitable giving to support the betterment of Kansas communities and organizations.

The KRCF is a nonprofit charitable corporation providing financial management, strategic development, and education/training services to communities, organizations, and donors throughout Kansas.

Started in 2006, the KRCF provides affiliated fund status, which allows communities and organizations to achieve nonprofit charitable status without forming their own nonprofit corporation.

For more information about the KRCF, call (785) 456-8444 or visit [www.thekrcf.org](http://www.thekrcf.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 you and your community.

# Gifts of Real Estate

A Gift that Benefits

**Your Hometown**

A Gift that Triples

**Tax Benefits**

A Gift that Makes

**Economic Sense**



**KANSAS RURAL  
COMMUNITIES**  
FOUNDATION

A statewide foundation  
committed to all Kansans

# How to Gift Real Estate

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.

## Gifts Outright

A person can take an income tax deduction for 100 percent 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 bypassed when the real estate is gifted. The outright gift of the property reduces your taxable status.

The amount of income tax deduction that can be used in any one year is limited to 30 percent of adjusted gross income. Any excess deduction can be carried forward up to five additional years. For example, if your adjusted gross income for one 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 percent charitable deduction for the full fair market value of the property with no limit on the amount.

## Gifts 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:

- Increase your income for life.
- Remove financial and personal burdens of property management.
- Reduce estate and settlement costs.
- Provide tax-free growth of assets inside the trust.

## What a Gift of Real Estate can do for you

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:

- Give the satisfaction of making a gift today that will invest in your hometown.
- Bypass capital gains taxes.
- Provide current income tax deduction.
- Lower insurance and maintenance costs.
- Create an immediate charitable income tax deduction.
- Reduce management worries.
- Reduce estate and property taxes.