

### The benefits and responsibilities

Owning real estate has many benefits. Appreciation is perhaps the most desirable of them from a financial perspective. Over time, however, the benefit of appreciation can be overshadowed by the responsibilities of real estate ownership. Selling is always an option, but an often overlooked option, with considerable financial benefits, is giving the property to Puget Sound.

Selling a property owned for many years can result in excessive taxes. This is particularly the case for vacation homes and investment properties. A significant portion of the sale proceeds may be lost to taxes.

### Giving and saving taxes

Make a gift of your real estate and save taxes, and, if you wish, create a new stream of income. When you give a property either directly to Puget Sound or to a charitable remainder trust that will ultimately benefit Puget Sound, your tax and financial benefits are likely to be considerable.

### Ways You Can Give Real Estate

**An Outright Gift** – Give your real estate directly to Puget Sound. While Puget Sound will need to determine if the property is suitable for it to accept the transfer itself requires little more than a deed.

You will receive an income tax charitable deduction for the fair market value of your gift and escape all taxes on the capital gains.

### A Gift in Your Will or Revocable Living Trust

– If you wish to retain control of your property during your lifetime but desire to make a gift to benefit University of Puget Sound after your passing, a provision in your will or revocable trust can give the real estate to Puget Sound from your estate. Should your needs change, you will have the ability to revoke the gift.

**A Gift in Exchange for Income** – If you wish to give your property to Puget Sound and create income, you can transfer the property into a tax-exempt charitable remainder trust. You will receive an income tax charitable deduction for a portion of the fair market value of the property. The trust will sell the property and no taxes will be due. All the proceeds from sale will be invested. You will receive payments for life. When the trust terminates, the remaining assets will go to benefit Puget Sound.

**A Gift of Some But Not All** – You can give a percentage interest in your property to Puget Sound and keep the remaining interest. This will result in an income tax charitable deduction for the fair market value of the interest you give to Puget Sound.

### We are here to assist

If you have questions please contact us:

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