

Why Do We Use *Real Estate Donations?*

We have formed an alliance to handle non-cash donations with Real Estate Donations, a nation-wide 501(c)3 charitable organization.

Real Estate Donations is the non-profit leader for those seeking to donate real estate. Whether homes, vacant land, commercial buildings, industrial property, or even cars, boats, and planes, Real Estate Donations has the expertise to handle any type of donation. Their real estate consultants, tax consultants and legal consultants are experts in the donation process. It's this commitment to quality, doing the job right, and keeping you informed throughout the process that sets them apart.

Advantages of donating real estate are substantial, including:

- Avoid Or Diminish Capital Gains
- Receive a Charitable Tax Deduction
- Eliminate Selling Problems
- Simple to Transfer Ownership
- No Real Estate Fees
- Possible Income Through An Annuity
- Philanthropic Goals Are Met

Many Ways to Give: Two Examples

Outright Gift

Simply, you donate the property directly. Almost any type of property- personal residence, farm, vacation house, commercial building, vacant land- all make an excellent gift. Depending on the circumstances you can avoid or diminish capital gains taxes, reduce your taxable estate, and receive a charitable contribution deduction.

Gift Annuity Donation

In exchange for deeding your property, we agree to pay a gift annuity income. The amount of the annuity depends on the appraisal of the property and your life expectancy. Annuity rates are based on those set by the American Council on Gift Annuities. This option offers certain tax advantages, including a partial tax savings on the annuity payments and a tax deduction for the gift. (See Flowchart on back).

<Your Charity Name Here>

<Address>

<Phone, fax>

Frequently Asked Questions

Who should donate?

- Those Wishing To Help Charities
- Desiring An IRS Tax Write-Off
- Unused Or Underused Real Estate
- Businesses With Underused Properties
- Fully Depreciated Properties

What real estate can be donated?

- Residential
- Industrial
- Apartments
- Properties Subject To Life Estates
- Commercial
- Vacant land
- Hotels
- Properties With Mortgages Or Liens

What costs will the donor have?

- Mortgage and Taxes Until Sold
- Qualified Appraisal For the Real Estate
- Normal Upkeep

Real Estate Donations, Inc.

613 West Main Street
West Dundee, IL 60118

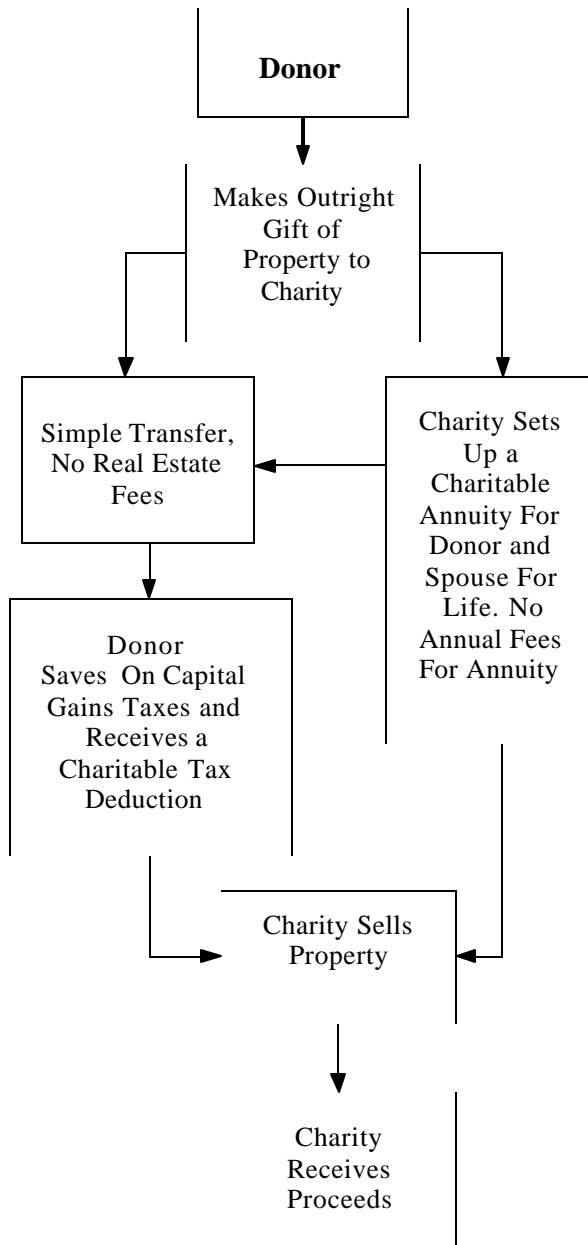
Phone: 800-237-8890

Fax: 847-551-1049

Email: redonations@aol.com

www.realestatedonations.org

Example



<Any information regarding your charity can be entered here.>

Real Estate Donations, Inc.

The Benefits of Real Estate Property Donations

<Your name here>



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A 501(c)3 Charity

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West Dundee, IL 60118

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This is not legal advice.

Any prospective donor should seek the advice of a qualified estate and/or tax professional to determine the consequences of his/or her gift.

<Your Name Here>

<Address>

<Phone Number>