



American Heart Association.

Making a Gift of Real Estate



There are many reasons why people make gifts of real estate to the American Heart Association in support of our lifesaving mission. The benefits of making a gift of real estate may include:

- Improving liquidity by eliminating expenses normally associated with property ownership (real estate taxes, maintenance costs, insurance, etc.)
- Receiving an income tax deduction based on the fair market value of the real estate
- Avoiding capital gains tax that you would owe if you sold the real estate
- A fixed or variable income stream
- Putting an end to challenges, such as tenant issues, that may arise with certain properties
- Supporting longer, healthier lives for all

What Types of Real Estate Can You Gift?

There are several types of real estate that can make an excellent gift in our fight against heart diseases and stroke:

- Income-producing properties such as a rental home, vacation property or commercial real estate
- Farm and agricultural land
- Personal residence or vacation home

For More Information

If you have questions about how to make a gift of real estate, or which strategy may be right for you, please contact us at **888-227-5242**, plannedgiving@heart.org, or visit heart.org/plannedgiving. We would be pleased to assist you and answer your questions.

Ways to Give Real Estate

There are several options available when considering a gift of real estate. Each has unique advantages, and will depend on your personal circumstances, your goals and the kind of real estate that you own. While benefits will vary by plan, possible options may include the following:

Options	Benefits
Outright gift	Charitable deduction and tax savings
Charitable gift annuity	Fixed income, charitable deduction, and tax savings
Charitable remainder trust	Variable income, charitable deduction, and tax savings
Gift and sale	Cash, charitable deduction and tax savings