

Leaving Your Legacy

Gifts of Real Estate



A **Gift of Real Estate** is considered a gift-in-kind. You may gift personal, commercial or recreational real estate property to Shalom Counselling Centre. Shalom may work with a professional who has real estate expertise to seek their recommendations on securing the following: independent appraisals, legal, historical and environment/hazard assessments and the value of the property being gifted.

Ways to Donate Real Estate

There are various methods to donate real property:

- as an outright gift,
- by way of the residual interest, as a gift in a will, or
- to fund a charitable remainder trust.

Shalom may choose to sell or hold the gift, depending on Board policy. When sold, the proceeds of the sale, less any costs incurred by Shalom in undertaking the gift, will be used in a manner that fulfills your intent.

Typically, taxes to the donor would be applied to 50% of the capital gain realized on the property. For example, if you purchased property for \$40,000 ten years ago and it is now valued at \$160,000, the capital gain is \$120,000 - taxes would be applied to \$60,000.

You would receive a charitable tax receipt for the full \$160,000, resulting in an average tax credit of \$72,000 to apply towards your total income. The higher the donation, the closer you get to the 50% tax credit.

Benefits of Gifting Real Estate

- You or your estate will receive a charitable tax receipt based on the appraised fair market value of the donated property.
- Shalom Counselling Centre can use the proceeds from the sale of the property to meet current or future needs.

(Examples provided are for illustrative purposes only and do not necessarily consider all the specifics of your circumstances.)

The legal name of Shalom is
"Shalom Counselling Centre of Alberta"
Shalom Counselling Centre operates as a
Registered Charity (BN 82468 0722 RR 0001).

For further information contact:

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This information does not constitute legal or financial advice. Before you give, Shalom Counselling Centre encourages you to pray and discuss the matter with your family, lawyer and financial advisor.