

# GIVING REAL ESTATE

*Powerful, Tax-Wise Gifts*



Give more to Lafayette Christian School at a lower cost than you ever thought possible through a gift of real estate! Whether you're wanting to sell a vacation home, farm or rental property, giving real estate holds significant benefits for you AND God's Kingdom.



## Benefits of Gifting Appreciated Real Estate

- **Resourceful.** Turn real estate you no longer need or wish to manage into a charitable gift.
- **Tax-wise.** Receive an income tax deduction for the fair market value of the property and eliminate capital gains tax.
- **Impactful.** Support the important mission of Lafayette Christian School.

## Important Things to Consider When Giving Real Estate

- A qualified appraisal of the property by a professional is required to claim your charitable deduction on your tax return.
- Property must be given before signing any legally-binding obligation to sell.
- It is best that the property is debt-free and marketable.

## Types of Real Estate

- Rental property
- Farm or agricultural property
- Vacation home
- Commercial real estate
- Vacant land
- Primary residence



## Frequently Asked Questions

### **I am interested in making a gift of real estate. Do I have to give all of it, or can I give just a portion?**

There are many options when gifting real estate. You can give the entire property or a percentage of the whole. There are even options that allow you to give your home, but still make use of it during your lifetime.

### **What other giving options are there?**

While making an outright gift is the most popular way, others choose to make a gift that provides income for life or to make a gift to a donor-advised fund, such as Barnabas Foundation's Stewards Fund. The type of gift arrangement you choose depends on what best suits your personal and charitable goals.

### **How can I give securely through Barnabas Foundation?**

Lafayette Christian School partners with Barnabas Foundation for the acceptance and administration of non-cash gifts, including real estate. Through Barnabas Foundation, you can give simply and securely, knowing that your gifts will be liquidated efficiently and distributed to Lafayette Christian School for ultimate impact.

## How it Works



Donor completes a real estate gift information form.



Barnabas Foundation reviews the information form to approve acceptance of the gift. Once approved, donor signs a deed to transfer the property to Barnabas Foundation.



Barnabas Foundation liquidates property and directs proceeds to Lafayette Christian School.

## LEARN MORE

***Explore how you can support Lafayette Christian School and reduce your taxes by giving real estate or other non-cash assets. Contact us today by calling 765-447-3052 or email [info@lafayettechristian.org](mailto:info@lafayettechristian.org)***