



Gifts of Real Estate

Gifts of real estate can be tax-friendly and a meaningful charitable contribution.

Outright gifts of real estate to the AAN Foundation provide a 100% charitable deduction of appraised value and capital gains taxes avoidance. If the real estate is no longer needed or used, such as a second home, cabin or farm, an outright gift may be a solution, depending upon circumstances. If taxes and other costs no longer make the property appealing, a gift will remove it from your taxable estate and eliminates ongoing costs and upkeep.

A specific will bequest of real estate enables you to maintain control during life and provides a 100% estate tax charitable deduction.

A no longer used clinic, second home, a ranch, etc. can be converted into an **income producing trust** for life through a charitable remainder unitrust. Capital gains and depreciation recapture are bypassed. In addition, management issues are removed and your estate is simplified. There are current income tax and estate tax savings as well.

Real estate may also be given to the American Academy of Neurology Foundation with a **retained life estate**. You transfer the deed of your residence or farm, etc. and keep the right to use the property for your lifetime and that of your spouse. A current charitable income tax deduction in an amount that is based upon your and your spouse's life expectancy and the value of the property is received.

For more information please contact:

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