



FFTC GIFTS OF REAL PROPERTY

Lay the Groundwork for Philanthropic Impact Through Community Real Property Holdings, Inc.

Gifts of real property, whether land, office buildings, vacation homes or condominiums, can make a positive impact in your community while helping you reach your financial and philanthropic goals.

Community Real Property Holdings, Inc., a subsidiary foundation of FFTC, offers an innovative solution that allows individuals and investors to make gifts of real estate, maximizing charitable impact while taking advantage of substantial tax benefits. By giving real property prior to sale, you can receive a current income tax deduction and reduce or eliminate capital gains tax.

Our team of experts makes giving real estate an easy and tax efficient way to support the causes and organizations you care about most.

Contact us today for more information:

Visit
220 North Tryon Street
Charlotte, NC 28202

Call
704.998.6412
800.973.7244

Email
philanthropy@fftc.org

Learn more
www.fftc.org

Benefits and Services

Maximize your income tax deduction

FFTC Gifts of Real Property allow you to maximize your income tax deduction (typically fair market value, up to 30 percent of adjusted gross income) thereby reducing current year income tax liability.

Avoid or reduce capital gains tax

By making your gift of real estate prior to sale, you can reduce or eliminate costly capital gains tax, creating more charitable impact from your gift. By giving now, you can also remove these valuable assets from your estate, reducing potential tax liability.

Partnership to maximize charitable impact

We work in partnership with you, your family and your advisors to help maximize the sales price of your donated property. Prior to the sale, we handle the administration and management of the gift, keeping you informed and engaged along the way. Once sold, the proceeds are placed in your charitable gift fund at FFTC and are available for you to grant to any qualified public charity in the United States.

Only at Foundation For The Carolinas

We are dedicated to providing innovative solutions that help individuals, families and investors leverage a variety of assets for charitable good. FFTC Gifts of Real Property provide a way for you to make a profound and lasting impact on our region, and our expert staff makes giving real estate an easy and efficient way to establish your philanthropic legacy.

Information provided is general in nature. It is not intended to be, and should not be construed as, legal or tax advice. Foundation For The Carolinas does not provide legal or tax advice. Laws of a specific state or laws relevant to a particular situation may affect the applicability, accuracy, or completeness of this information.

Getting Started

Community Real Property Holdings accepts gifts of real property with a minimum appraised value of \$250,000*

Steps to Establish Your Fund:



- ▶ Due diligence process & gift acceptance: income tax deduction maximized



Community Real Property Holdings, Inc.

- ▶ Gift held & liquidated: capital gains tax eliminated or reduced; FFTC works in partnership with you and your advisors to maximize the value of the donated property



Community



- ▶ Achieve philanthropic goals: proceeds from liquidation transferred to a gift fund at FFTC; grants distributed from the donor's gift fund to any qualified nonprofit in the U.S.

Contact us today to get started.

*One-time gift fee and annual administrative fees are assessed based on value of gift.

Philanthropy is an art that benefits everyone. Come be inspired.

