



Planned Giving with Real Estate

Donating real estate—such as a home, farm, vacation property, or commercial building—can provide lasting support for Tanager while offering significant tax and financial benefits to you or your estate.

Blended Giving Tip

Consider combining a real estate gift now (e.g., outright, life estate, or bargain sale) with a future bequest to maximize impact and flexibility for your family.

Outright Gift

Transfer ownership of real estate directly to the charity during your lifetime.

Benefits: Immediate charitable income tax deduction, potential avoidance of capital gains, and removal from taxable estate.

Considerations: Ideally debt-free and readily marketable

Retained Life Estate (Life Estate Reserved)

Deed your home or farm to charity now but retain the right to live there for life.

Benefits: Immediate partial income tax deduction; you continue to use the property for life.

Considerations: Donor is typically responsible for maintenance, insurance, and taxes until the life estate ends

Charitable Remainder Trust

Transfer property into a trust that sells/manages it and pays income to you or others for life or a term; remainder benefits the charity.

Benefits: Income stream, charitable deduction, and deferral/avoidance of capital gains on sale inside the trust.

Considerations: Requires trust administration, qualified appraisal, and sufficient asset value.



Real Estate, cont'd

Bequest

Leave real estate to the charity through your estate plan.

Benefits: Retain full control during life; may reduce estate taxes.

Considerations: Transfer occurs after death; your estate manages any sale or liabilities.

Charitable Lead Trust (CLT)

Place property or proceeds into a trust that pays an income stream to charity for a set term, then transfers remaining assets to heirs.

Benefits: Prioritizes charitable support while potentially reducing gift/estate taxes for heirs.

Considerations: More complex; best suited for larger estates and requires professional counsel.

How to Make a Gift

This information is not intended as legal or tax advice. Please contact your financial advisor or estate planning attorney to discuss which option is right for you. Our team is also here to support you along the way. Please provide the following information to ensure proper designation of a real estate gift:

Tanager
2309 C Street SW, Cedar Rapids, IA 52404
Federal Tax ID (EIN) #42-0688079

Please visit www.tanagerplace.org/donate for more information on all ways to give, or contact the Tanager Philanthropy team at:
(319) 365-9164 or philanthropy@tanangerplace.org.