

# CANBY ROBINSON Legacy CIRCLE of Vanderbilt University Medical Center

## *Lay the Foundation for Breakthroughs*

Real estate can be an excellent, tax-smart option for philanthropic giving. You can support the mission of Vanderbilt University Medical Center and make a gift that best meets your financial needs.

Enjoy substantial tax savings through a charitable gift of your home, a vacation property, commercial building, vacant land, farm or other real estate.

## REAL ESTATE GIFTS PROVIDE VERSATILITY

There are numerous ways to make this type of gift, including:

- Making an outright gift of real estate to the Medical Center.
- Making a gift of property in exchange for income.
- Giving your personal residence or vacation home to the Medical Center now and retaining the right to use the property.
- Giving a partial interest in your property, then joining with Vanderbilt University Medical Center to sell it. At closing, both you and the Medical Center will receive the proceeds for your respective interests in the property.
- Selling your property to the Medical Center below market value, which allows you to obtain cash and also make a gift to Vanderbilt University Medical Center.

Find out more: [VanderbiltHealth.org/giftplanning](https://VanderbiltHealth.org/giftplanning)



## HONORING YOUR LIFE STORY

As a partner in Vanderbilt University Medical Center's mission, you can have full confidence knowing your gift will be used as you intend.

## MAKING A GIFT OF REAL ESTATE

A gift of real estate can benefit you and ensure the Medical Center's ability to advance game-changing research.

### MOST COMMON WAYS TO GIVE

- Make an outright gift of property
- Contribute real estate to a charitable remainder trust to receive income
- Give real estate and retain the right to use the property

### IMPORTANT CONSIDERATIONS

- A gift of real estate requires IRS compliance, such as an independent appraisal to qualify for an income tax deduction.
- Before accepting a real estate gift, the Medical Center will conduct due diligence to assess the suitability of the property as a gift.
- Any outstanding indebtedness against the property, such as mortgages, may impact the feasibility of making the gift.
- Our team can assist with technical questions related to making this type of gift.
- You should retain legal counsel to guide you.



### MAKE AN OUTRIGHT GIFT

Through an outright gift of property to the Medical Center, all potential capital gains tax is avoided. If the real estate has been owned for more than one year, you will receive an income tax charitable deduction for its full fair market value.

### RECEIVE INCOME

By contributing your real estate to a charitable remainder trust, you or a loved one can receive income while ultimately benefiting the Medical Center. You designate who receives the trust income and determine the payout rate and duration of the trust. Since the trust is tax-exempt, you avoid capital gains tax at the time of your gift and upon sale. When you transfer property into the trust, you receive an income tax charitable deduction for the present value of the trust assets that will pass to the Medical Center when the trust ends.

### RETAIN USE

You may also give real estate to the Medical Center now and retain the right to use the property, such as a vacation home. To do so, you file a new deed granting yourself lifetime occupancy of the home. You will continue to be responsible for maintenance, taxes and insurance. This gift will entitle you to an income tax charitable deduction. The Medical Center will own the property outright after your estate ends. A gift like this removes the home from your taxable estate.

**VANDERBILT**  **UNIVERSITY**  
**MEDICAL CENTER**

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**QUESTIONS? WE WOULD BE DELIGHTED TO HEAR FROM YOU!**

For a confidential discussion, please contact us.

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