



## *Giving Real Estate Through NCF*

Giving appreciated real estate (either full or partial interests) is a smart way to give to charity, because it usually provides you with a far greater tax deduction than if you had sold the asset yourself and then donated the proceeds to charity. When you give through The National Christian Foundation (NCF), we handle the administrative burden by receiving, managing and selling the asset for you. Then we place the net proceeds into your NCF Giving Fund (donor advised fund), from which you can recommend grants to your favorite causes.

### **Here's how it works.**

1. As you and your advisor decide that a gift of real estate is appropriate in your financial and philanthropic planning, submit the following documents to NCF:

- Copy of current deed
  - Boundary survey
  - Last tax assessment notice/tax bill paid
  - Current insurance coverage
  - Copy of title insurance policy
  - Current appraisal
  - Any agreements associated with property
  - Phase I environmental inspection report
- Provided by NCF*
- Real Estate questionnaire
  - Indemnification agreement
  - Environmental questionnaire

The above items allow NCF to understand the asset and answer relevant questions, such as, "Is the asset transferable?" and "What is the wisest method of transfer?" NCF reviews the gift and submits a gift offer letter to you as owner. As the decision is made to proceed, a transfer document is drawn up, either by NCF or your legal counsel.

2. When the transfer document is executed, your gift date is established. Additional items, such as an appraisal and Form 8283, may need to be completed after the gift has taken place.
3. NCF will then work towards the sale or ongoing management of the asset as appropriate.
4. Upon sale of the asset, the net proceeds will be placed in your NCF Giving Fund.

### **What makes your asset an appropriate gift? The asset ...**

- Has been held by you longer than one year and has appreciated in value
- Is transferable (not under contractual obligation or other agreement with someone else)

### **What else do I need to know?**

An appraisal may be needed in order to substantiate the value of your tax deduction. Upon sale of the asset, NCF retains a portion of the proceeds to support the ministry work of NCF. At sale, NCF places approximately 92 to 98% of the net proceeds into your NCF Giving Fund for distribution to charities and causes. It is best to donate complex gifts before signing any letter of intent, binding contract or other formal agreement with a potential buyer.