



## *Smart Giving: Real Estate*

Do you have real estate that you would like to convert to income? Are you concerned that your appreciated property will cause you and/or your heirs to incur excessive capital gains and estate taxes? Would you like to be able to make a significant gift to a charity that would also benefit you and your heirs? We can show you how!

A recent study found that nearly 50% of all individual wealth nationwide is in real estate. By gifting real estate, a donor can sometimes avoid capital gains taxes on appreciated property while creating a lifelong income stream. In some cases, a donor may continue to reside in the gifted property as long as desired. Some donors can obtain an income tax deduction during the year a gift of real estate was made.

There are many possibilities. If you would like to learn more about this type of gift or gifts that could provide you income for life, please contact Elaine Peck at 765-653-4978 or toll free at 866-653-4978. Also, go to [www.pcfoundation.org](http://www.pcfoundation.org) for more information.

*The Community Foundation encourages you to always consult your financial advisor and/or attorney when making a planned gift.*



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