

Real Estate Transfer Program

Do you own rental property, land or a second home?

- Are you tired of maintenance, taxes or tenant problems?
- Do you want to reduce your capital gain tax liability?
- Would you like to avoid the selling process and closing costs?
- Do you want to save money on your taxes?

The National Community Foundation (NCF) Real Estate Transfer Program provides these benefits:

- Immediate income tax deduction
- Partial elimination of capital gain
- NCF pays up-front closing costs and realtor fees*
- Fixed tax-favored income for life or a specified number of years
- Immediate or deferred income payments
- Reduction or elimination of applicable estate tax
- Reinsurance on most transactions
- The ability to support your favorite charities and other charitable causes worldwide

Example:

James and Sandra Johnson, ages 75 and 74, would like to use their land to generate income for themselves and/or their heirs. Their land is valued at \$250,000 and has a cost basis of \$75,000. James and Sandra can transfer their property to NCF for a Charitable Gift Annuity (CGA) or a Charitable Installment Purchase (ChIP) in the amount of \$250,000, which would provide:

	CGA (Lifetime Income)	ChIP (25 Year Payout)
Immediate Income Tax Deduction	\$88,091	\$115,066
Tax Savings	\$22,023	\$28,767
Annual Payout	\$14,500	\$11,508
Total Payout	\$261,001**	\$287,700
Capital Gains Eliminated	\$61,667	\$80,546
Capital Gain Tax Savings	\$9,250	\$12,082

This is a hypothetical example based upon a 25% tax bracket. Actual income and tax benefits will vary. Please consult your advisor for a personalized illustration. NCF is the development division of New Life International, a Christian nonprofit organization established in 1979. NCF programs are not available in all states. NCF does not provide legal or tax advice. Not FDIC insured or insured by any federal or state governmental agency. NCF reinsures most new transactions with insurance companies rated at least "A" or better by the accredited rating agency, A.M. Best. In cases when reinsurance is not used, 100% of the present value is secured by assets in a Master Trust account at U.S. Bank and the general assets of New Life International.

*NCF is typically able to absorb the closing costs by adjusting the payout rate. **Annual payments continue for life; total payout based upon life expectancy.



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