

Real Estate

When you decide to donate real estate, you truly maximize your philanthropic impact. It is a meaningful gift that shows how greatly you value the Foundation, its mission and supporting a community need that will never change: the best health care for all.

- The KGH Foundation accepts gifts of real estate, such as homes, rental properties, agricultural and commercial sales.
- Your gift can be used to support one or more priorities that inspire you.
- Real estate may be given to the Foundation now, or through your will. Both cases offer many advantages, including sizeable tax credits.
- To create an enduring legacy and inspire others, you can start a named Endowment Fund, and/or direct the proceeds of your donated property to an existing Fund.

Steps for Giving Real Estate Today

Donating real estate in your lifetime involves transferring ownership to the Foundation with the help of legal and financial advisors. Let us know of your intentions, so we can help you achieve the impact you envision.

1. Contact the KGHF: Talk to a team member to ensure your gift can be accepted and to share your goals for the donation.
2. Obtain an appraisal: Hire a qualified, independent third-party appraiser to determine the fair market value of the property. Their appraisal report is used to calculate the eligible donation amount for your charitable receipt.
3. Consult Advisors: Speak with your lawyer and accountant to handle the legal transfer and to understand any tax implications for you, including possible capital gains tax.
4. Transfer ownership: Sign and deliver the necessary legal documents to transfer the property's title to the KGH Foundation. These documents are filed at the appropriate Land Title Office.
5. Receive donation receipt: KGHF issues a donation receipt for the fair market value of the property.



Benefits of Giving Real Estate Today

An expert advisor can detail the many benefits of donating real estate now, including:

- Immediate tax receipt: You will receive a donation receipt for the fair market value of the property and can be used to claim a tax credit on your current year's tax return
- Tax benefits: Various tax credits are available to reduce or eliminate capital gains tax on donated real estate. Your accountant can advise you of specific tax benefits according to your circumstances
- Ongoing costs: By donating property, you are relieved of the costs associated with ownership, such as property taxes, maintenance, and insurance.
- Simplified Estate: When you remove real estate property from your estate, your executor's taxes, fees associated with probate for your heirs can all decrease.

We are proud to help you feel the satisfaction and joy that planning a gift of real estate in your lifetime and the benefits your generosity will give you today.

Speak with Robert Hamanishi, Director of Planned Giving, to help you shape the future impact you envision making in support of health care.

Robert Hamanishi, Director of Planned Giving

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Giving **Changes** Everything.