

## Real Estate

Through the donation of 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, vacation cabins, rental properties, agricultural and commercial sites.
- 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 may choose to 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 KGHF: Talk to us 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. The 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.



# Giving for Greater Impact | KGH FOUNDATION

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 estate's taxes, and fees associated with probate can all decrease.

A gift of real estate planned in your lifetime allows you the satisfaction and joy in determining your impact and generosity in support of healthcare – speak with us today.

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*Thank you for considering a gift to the KGH Foundation to help shape the future of health care for generations to come.*

Legal Name: **Kelowna General Hospital Foundation**  
Charity Registration # **11897 8733 RR0001**



Giving Changes Everything.