



SOUTHWEST INITIATIVE FOUNDATION

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Gifts of Real Estate:

Three simple steps to take now if you are considering a gift of real estate to charity

Are you considering a gift of real estate?

The Southwest Initiative Foundation welcomes gifts of real estate, especially farmland. These gifts may provide significant benefit for you while providing vital support to SWIF's work in your community and the region. Depending on the type of gift, you may enjoy tax savings and lifetime payments.

Real estate gifts require more planning than gifts of cash or marketable securities. SWIF will need adequate time to gather information regarding each unique gift to ensure that accepting it will accomplish your charitable goals and serve the mission of our organization.

What should you do first?

1. Talk to Bob Golberg, Legacy Gift Planner or Diana Anderson, Vice President/COO before proceeding with a gift of real estate. We have extensive experience in helping donors plan gifts of real estate that maximize the tax and charitable benefits of the gift.
2. Involve your professional advisors. Your attorney, CPA, and financial planner understand the big picture of your legal, tax, and financial circumstances. We'll work with advisors to structure and facilitate the gift.
3. Complete the brief questionnaire on the back side of this flyer. The questions are important when considering a gift of real estate. Real estate that includes a building site and/or encumbrances requires special care to address the complexities of regulatory and tax code compliance. It's important for you, your advisors, and SWIF to carefully evaluate and decide on the best vehicle for making a gift of real estate.



Real Estate Gift Screening Questionnaire:

Please take a few moments to complete these brief questionnaires. It will help guide the conversation with your advisors and SWIF staff.

Location of the proposed property:

Purpose of the property (residential, vacation, agricultural, commercial):

Land Area (acres or sq. ft.)

Has a qualified appraisal been completed on the property? _____ YES _____ NO

If YES, what is the appraised value of the property?

Is there a building site on the property (home, farm site, commercial building)? _____ YES _____ NO

If YES, what is the occupancy status (vacant, owner occupied, rented/leased)?

Are there fuel tanks above or below ground anywhere on the property: _____ YES _____ NO

If YES, please briefly describe the quantity and use of the tanks:

It is important to understand any encumbrances associated with the property.

Please check YES or NO in each category and if YES, briefly describe.

Mortgage _____ YES _____ NO If YES, please describe:

Easements _____ YES _____ NO If YES, please describe

Leases _____ YES _____ NO If YES, please describe

Restrictions _____ YES _____ NO If YES, please describe