

# Shasta Regional Community Real Estate Foundation

A supporting organization of the Community Foundation of the North State (CFNS)

## Turning Real Estate Assets into Charitable Legacies

A donation of real estate may allow you to make a bigger charitable difference than you ever thought possible. We offer a variety of personalized services to help you achieve your charitable and financial goals with a donation of real estate.

How it works:

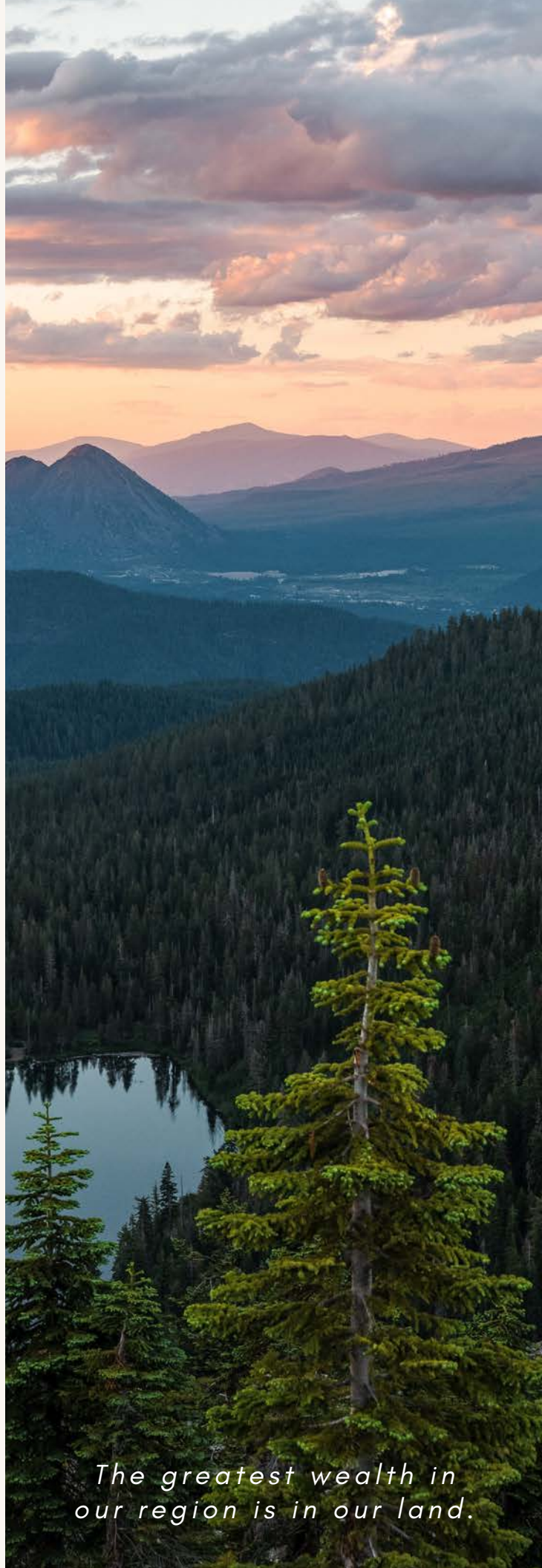
- We assess the real property you would like to donate for compliance with our acceptance policies and gather appropriate documents and information.
- We facilitate all administrative details to complete the sale of the real property including appraisals, inspections and title work.
- The net proceeds can be added to a current or new fund at CFNS. Funds are invested to grow and grant in perpetuity to benefit the cause(s) of your choice, helping to do good work forever.
- Fund options include Donor Advised, Scholarship, Field of Interest and Designated. Funds can be in your name, your family or business name, or in honor of any person or organization you choose.

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## Donations that may qualify:



- House/Condominium
- Vacation home
- Apartment building
- Commercial building
- Farmland or Ranchland
- Undeveloped land



*The greatest wealth in our region is in our land.*



## Ways to donate:

- **Give the property outright or as a bequest.** Because we're a public charity, you'll receive a deduction for the full fair market value of the donation, rather than just the cost basis.
- **Retain lifetime use.** We can structure the donation to allow you to use and enjoy the property for the rest of your life. After your death, the property will benefit your favorite cause(s).
- **Generate income for yourself or others.** With a charitable remainder or lead trust, you can produce income now for yourself, your beneficiary, or charity... and still receive a deduction for a portion of the asset you donate.

## Benefits of donating:

- Receive the maximum tax deduction allowed by law
- Bypass capital gains tax
- Minimize estate taxes
- Leverage the donation to support the cause(s) you care about
- Convert an asset into lifetime income
- Create a legacy

*\*CFNS can provide custom gift models that illustrate the potential benefits you may receive. Benefits should be discussed with your professional advisors.*

## About Us

Shasta Regional Community Real Estate Foundation is a nonprofit supporting organization of the Community Foundation of the North State serving Shasta, Siskiyou and Tehama counties. Our all-volunteer board are experts in the fields of commercial and residential real estate, with deep roots in the community. Our professional staff has broad expertise regarding community needs and philanthropic giving. Together, we work with donors and their advisors to create positive change.

## Contact us to learn more



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