

## Real Estate

### **Real Estate Can Make a Significant Impact**

Donating all or part of an owned property to Women for Women International may help you reduce your capital gains tax, receive a significant tax reduction, and receive income for life. You may even be able to continue using or living in your property.

### **How it Works**

Women for Women International treats each gift of real estate with customized care and undergoes an extensive due diligence process prior to transferring ownership. There are various steps that our planned giving team can walk you through to determine if this is the right option for you.

### **Ways a Gift of Real Estate Can Benefit You:**

1. If you donate your property outright, we will sell it and use the proceeds to advance our mission. You will receive a tax deduction for the full value of the property and could avoid paying capital gains tax.
2. You can use your property to fund a gift that provides you with a steady stream of income. You qualify for a charitable income tax deduction for part of the value of the property and receive income for either life or a term of years for you and/or a beneficiary.
3. You can donate your home and continue to live there by creating a retained life estate. You will receive a tax deduction immediately and at the end of your tenancy we will sell the property, investing all proceeds for our programming.

### **Questions?**

I'm here to help with your questions. Please reach out to me as needed.

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**Helping women survivors of war and conflict rebuild their lives.**

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