

GIFTS OF REAL ESTATE

MAKE THE MOST OF REAL ESTATE ASSETS. BUILD A BETTER FUTURE.

Real estate is an asset you can leverage in a variety of ways to support UCLA while reducing taxes and eliminating the burden of maintaining or selling your property.



From top:
Pottery work at the UCLA School of the Arts and Architecture.

Jennifer Jay, professor of civil and environmental engineering, and student.

BENEFITS

There are many gift arrangements that can be funded with real estate, all with significant tax benefits. Each approach, however, is distinctive, and your personal financial and estate planning goals should determine which option is best for you.

Making an outright gift of real estate

You may consider making a gift of your primary residence, vacation home, commercial property, farm or land to The UCLA Foundation, to be sold to support the program or department of your choice. By making an outright gift of appreciated property, a double tax savings may be possible: In most cases, you will receive a charitable income tax deduction for the full value of the property, and you will not be liable for capital gains tax on the transfer because the property was donated rather than sold.

Making a gift of real estate through your will or living trust

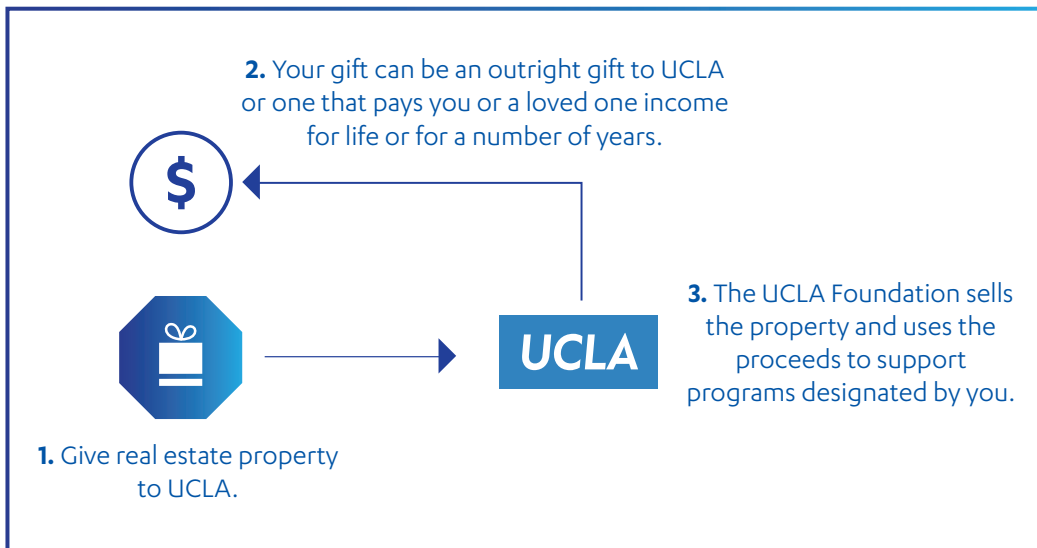
You may choose to leave real estate to The UCLA Foundation (tax ID: 95-2250801) as a gift (bequest) through your will or living trust. Once The Foundation receives the property, it is generally sold, and the net proceeds are used to fund the program or department of your choice. Many donors use this option to create an endowment in their family's or a loved one's name.

Funding a charitable remainder trust

Establishing a charitable remainder trust with a real estate asset means that after the property is sold, you (and/or your loved ones) will receive a well-managed income stream for life or for a set number of years. You will also benefit from a charitable income tax deduction for a portion of your gift. After your lifetime, or whenever the trust terminates, the remaining trust assets will be transferred to UCLA for the purposes you designated.

Selling your property to UCLA

In some cases, UCLA may purchase your property at a discounted price. This is called a bargain sale. The difference between the price UCLA pays and the fair market value of the property (determined by an independent appraisal) constitutes a charitable gift to The UCLA Foundation. This entitles you to a charitable income tax deduction for that amount. You may also benefit from capital gains tax savings.



UCLA's gift planning professionals are happy to provide you and your legal and financial advisors with personalized illustrations of the benefits that a gift of real estate offers. Any information in this publication is not intended as legal, accounting or financial advice. Please consult with your tax, legal and financial advisors to ascertain whether this or other gift plans are in keeping with your own tax and financial needs. Conversations with the university's gift planning team are always confidential and never imply obligation.

UCLA Office of Gift Planning

800-737-UCLA (8252) • giftplanning@support.ucla.edu • legacy.ucla.edu

The UCLA Foundation tax ID: 95-2250801