

# RETAINED LIFE ESTATE WITH GIFT ANNUITY

**YOUR REAL ESTATE CAN HELP YOU CREATE A LIFETIME OF SECURE INCOME.**

**Make a gift of your primary residence, vacation home, or farm during your lifetime, and continue to enjoy your property while receiving tax benefits and income for life.**



## **BENEFITS**

- A retained life estate with gift annuity arrangement establishes a lifetime income stream that is fixed and not subject to market fluctuations.
- You retain full use of your property during your lifetime.
- After your lifetime, the property passes to The UCLA Foundation, which will sell the property and use the remainder to support UCLA as you designated.



## **TAX ADVANTAGES**

- Benefit from an immediate charitable income tax deduction based on a portion of your property's value.
- Any unused deduction may be carried forward in subsequent tax years, up to 5 additional years.
- Reduce capital gains tax on highly appreciated real estate.
- The property is removed from your taxable estate.

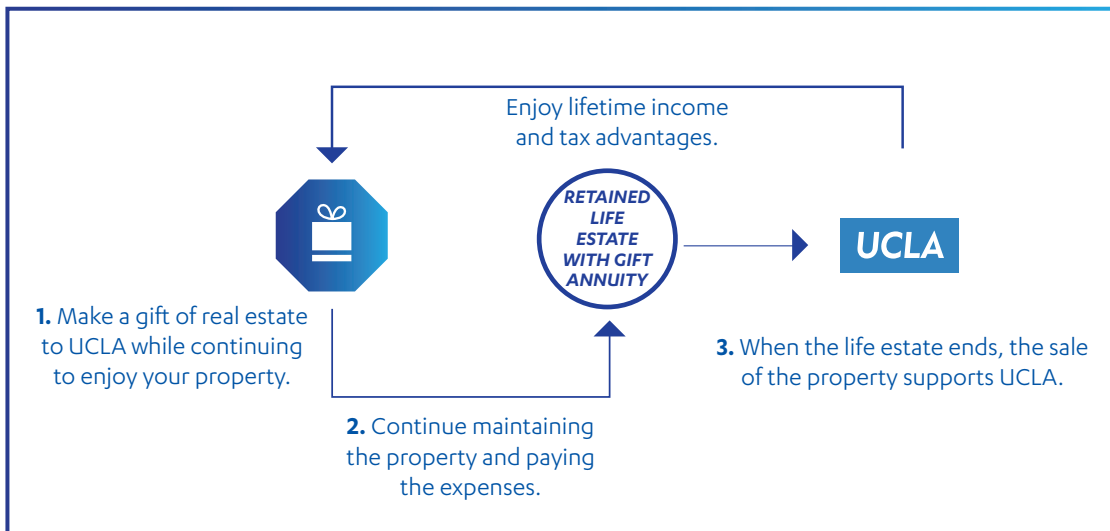
### **From Top:**

The William Andrews Clark Memorial Library houses rare books and manuscripts, with particular strengths in English literature and history.

UCLA Nursing graduates represent nearly every facet of the nursing profession: pre-licensed bachelor's and master's students, advanced practice nurses, and doctorally-prepared nurses leading the way in healthcare and research.

## HOW IT WORKS

- Establish a retained life estate with gift annuity arrangement with The UCLA Foundation, in which you deed your primary residence, vacation home or farm to UCLA while retaining full use of your property for life.
- Receive an annuity payment based on a rate that is determined by the age of the beneficiary and a portion of the property's value.
- Also receive a sizable charitable income tax deduction.
- Retain homeownership obligations, such as maintaining the property, paying taxes and insurance premiums.
- After your lifetime, The UCLA Foundation will sell the property and use the remainder to support UCLA.



UCLA's gift planning professionals are happy to provide you and your legal and financial advisors with personalized illustrations of the benefits that a retained life estate with annuity 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](mailto:giftplanning@support.ucla.edu) • [legacy.ucla.edu](https://legacy.ucla.edu)

The UCLA Foundation tax ID: 95-2250801