

# RETAINED LIFE ESTATE

LET YOUR REAL ESTATE ASSETS CREATE YOUR LASTING LEGACY.

Make a gift of real estate during your lifetime, and enjoy immediate and significant tax benefits while continuing to live in your home for life.



**From Top:**  
Students at the UCLA Samueli School of Engineering.

Students at the David Geffen School of Medicine at UCLA.

## BENEFITS

- This arrangement allows you to make a gift with a large philanthropic impact without disbursing any cash.
- Donate your primary residence, vacation home or farm and get significant tax advantages.
- Retain full use of your property during your lifetime.

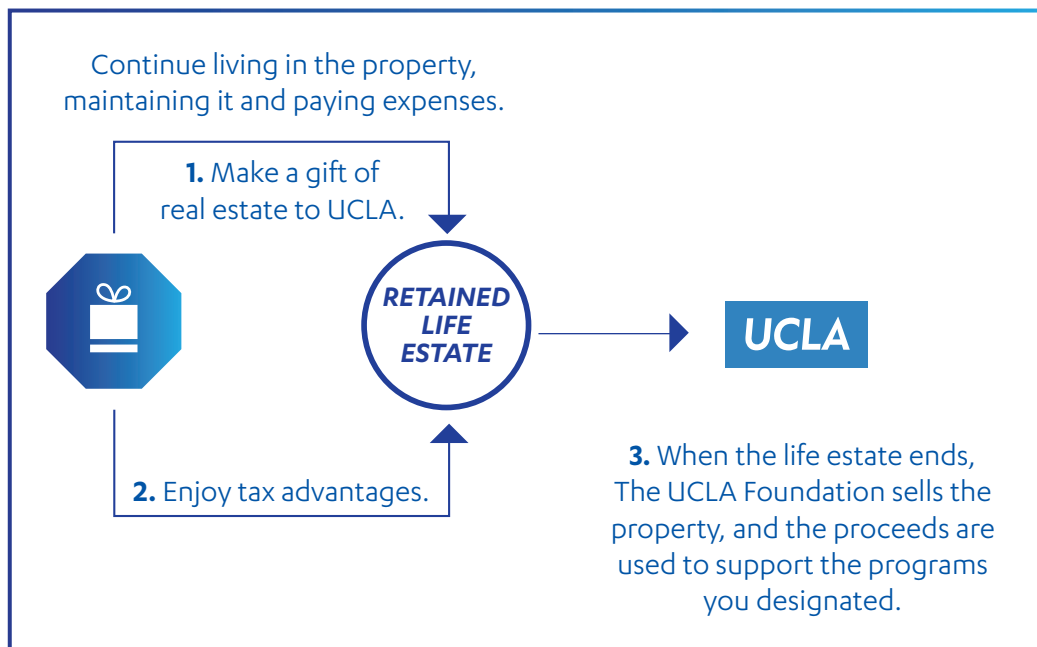
## TAX ADVANTAGES

**Many donors find that establishing a retained life estate arrangement provides them with substantial tax breaks:**

- Receive an immediate charitable income tax deduction for the remainder value of your residence or farm.
- This tax deduction can be up to 30% of your adjusted gross income (AGI).
- Any unused deduction may be carried forward in subsequent tax years, for up to 5 additional years.
- Avoid capital gains tax on highly appreciated real estate.
- The property is removed from your taxable estate.

## HOW IT WORKS

- Establish a retained life estate 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 a sizable charitable income tax deduction.
- Retain homeownership obligations, such as maintaining the property and paying taxes and insurance premiums.
- After your lifetime, the property passes to The UCLA Foundation, which will use the proceeds of the sale to support the program or department of your choice.



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 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