

# Gifts of Property



**St. Jude Children's  
Research Hospital**

ALSAC • Danny Thomas, Founder  
*Finding cures. Saving children.*

# Gifts of Property

Individuals who own valuable property may find that donating it to charity is a good way to maximize the impact of their gift while benefiting from tax savings.

There are a number of ways to donate real estate\*, such as a home, farm or vacation property. A gift of real estate could lead to significant savings on income or estate taxes. You may receive a charitable income tax deduction for the appraised value of the property. You would also be freed from paying real estate taxes, maintenance costs, and insurance on the property, as well as capital gains taxes on the property's appreciation.

## YOU MAY BE INTERESTED IN GIVING A GIFT OF REAL ESTATE IF . . .

- You own property that has appreciated in value since you acquired it.
- You have owned the property for more than one year.
- You would like to be free from paying real estate taxes and the costs of insurance and upkeep on a property.

If you are not ready to make an outright gift of real estate, but you would like your property to pass to St. Jude after your lifetime, you may be interested in a “transfer-on-death” deed, sometimes also called an “enhanced life estate” deed. This type of deed, only available in some states, allows you to live on your property and retain the authority to sell or mortgage it at any time. If you do not sell the property during your lifetime, it will pass directly to your named beneficiaries upon your passing.

A transfer-on-death deed (or enhanced life estate deed) lets you:

- Avoid probate of the property.
- Keep the right to use and profit from the property during your lifetime.
- Maintain the right to sell the property at any time.

