

# Real estate gift scenarios

Comparison of giving real estate to NCF versus selling it and giving from the proceeds



## SUMMARY OF POTENTIAL GIFT OPTIONS

	FAMILY	TAXES	CHARITY
No charitable gift	\$365,000	\$135,000	\$0
Sell first then give cash	\$164,000	(\$29,000)	\$365,000
Give first to NCF then sell	\$225,000	(\$225,000)	\$500,000
Difference	\$61,000	(\$196,000)	\$135,000

## PLANNING ASSUMPTIONS

- \$500,000 your ownership
- \$100,000 the estimated tax basis
- \$0 debt on your ownership
- \$0 your debt > 5 years old
- 100.00% gift percentage
- 0% valuation discount
- Deduction applied against highest tax rate
- 45.00% ordinary income tax rate
- 30.00% capital gains tax rate
- 3.80% net investment income tax
- \$0 ordinary income

Disclaimer - NCF does not provide asset valuation, tax, or legal advice. The values, discount percentages, and amounts used in this illustration include assumptions that may be different than your specific facts and circumstances, which will be determined by your professional advisors and not NCF. The calculations shown are rounded intentionally and are for illustrative purposes only. Thus, there is no assurance the results depicted in the illustration can or will be achieved. Consult with your professional and/or tax advisors prior to entering into any gift arrangement or claiming any tax deduction.



Call Lance Wood at (949) 683-4889 to get started.