



Real Estate

A **Gift of Real Estate** allows you to give an immediate gift and receive an immediate tax receipt for the fair market value of the property. They include principal residences, farms, land and commercial property. **Gifts of Real Estate** allow you to simplify your estate and give to **The Foundation Fighting Blindness** during your lifetime. This type of gift may be appealing to reduce your taxes now if you are **not in need of the dollar proceeds of the sale of your property**.

Gifts of Real Estate – The Benefits to You

- **Opportunity** – You may not have liquid assets to fund a gift, however you may have property. The property can be donated allowing you to make a larger gift than could be made **in cash**.
- **Tax Advantages** – You receive a charitable tax receipt, thereby increasing after tax income.
- **Tax Advantages** – The five-year carry forward provision allows effective tax planning while you are alive rather than the one-year carry back provision upon death.
- **Reduction of Expenses** – No maintenance, insurance, property taxes and other costs.
- **Reduction of Probate Fees** – Your asset has been removed from your estate, thereby decreasing probate fees upon death.
- **Tax Advantages** – If your principal residence is given, no capital gains tax is triggered, however a charitable tax receipt will be issued by **The Foundation Fighting Blindness** for the full fair market value of the property.
- **Recognition** – You and your gift can be honoured during your lifetime.



How does it work?

Once you have notified us that you are considering a **Gift of Real Estate**, **The Foundation Fighting Blindness** begins the valuation process. An independent appraiser must appraise the property and give a valuation. You sign and deliver a deed transferring the property to **The Foundation Fighting Blindness**. A tax receipt is issued to you for the fair market value as of the day on which the transfer takes place.

Seek Expert Advice:

If you are thinking about transferring assets you should seek expert advice from a tax specialist or financial planner and or lawyer. **The Foundation Fighting Blindness** strongly recommends professional advice to ensure that your financial goals are considered, your tax situation reviewed and your planned gift is tailored to your personal circumstances.

Thank you for your interest in supporting **The Foundation Fighting Blindness** and our programs. For more information on our planned giving program, please call us at 416-360-4200 or 1-800-461-3331.