



Creative Philanthropy – Gifts of Real Estate

Real estate can sometimes be an excellent option when considering a meaningful gift to Bravo! Vail. Depending upon a person's goals and priorities, these gifts can be made either during life or as part of an estate plan. Examples may include:

- Personal Residence
- Vacation Home
- Commercial Property
- Undeveloped Land

There are multiple ways in which a gift of real estate could not only support Bravo! Vail, but also achieve other financial and estate planning goals. Everyone's situation is a little different, but here are a few ideas to consider:

Scenario

Stephen and Leslie Baker purchased a residential rental property many years ago. They would like to:

- Retire from the 'landlord business'
- Replace their rental income, if possible
- Avoid adverse tax outcomes
- Support artistic excellence at Bravo! Vail

The Bakers discovered they could accomplish these goals with a Charitable Remainder Trust. Income provided by the trust can help replace their rental income, and they no longer have responsibilities as a landlord.

Scenario

Sharon Foster has supported Bravo! Vail for many years and would consider a future gift of her home. She would like to:

- Live in her home for the rest of her life
- Reduce current income taxes
- Secure the future of Bravo! Vail for future generations

Sharon discovered she can accomplish all the above with a Retained Life Estate. She creates a future gift for Bravo! Vail, enjoys a current income tax deduction, and lives in her home for the rest of her life.

Scenario

Michael and Susan Johnson have a vacation property they no longer utilize. They would like to:

- Maximize their charitable income tax deduction
- Make a meaningful gift to Bravo! Vail
- See the impact of their gift during their lifetimes

Although they considered other options, the Johnsons learned they can best accomplish the above by making an outright gift of their property.

For more information about these and other options for gifts of real estate, please contact Jason Denhart at jdenhart@bravovail.org or 877-812-5700. There will never be any expectation or obligation to complete any gift.

In all situations, please consult with your financial advisors as you consider your charitable options.