

Give your home or farm and continue to use it

Give your home, vacation property, farm or vineyard and receive an income tax deduction while continuing to use the property.

If you or your advisor would like to learn more, we will be happy to talk with you or provide illustrations specific to your circumstances.

Include University of the Pacific in your will or trust

Leaving a gift of real estate in your will or living trust is a great way to leave a larger gift than you may be able to make during your lifetime. When you include a gift of real estate in your plans, your estate may be eligible for a charitable tax deduction.

If you have already included a gift for University of the Pacific in your estate plan, please let us know so that we may thank you for your generosity and ensure we can use your gift wisely in the way that you intended.



We're Here to Help

University of the Pacific

Office of Estate and Gift Planning

Phone: 209.946.2294

Email: legacy@pacific.edu

Visit: legacy.pacific.edu

Mailing Address:

University of the Pacific

3601 Pacific Avenue

Stockton, California 95211

This information is not intended as legal, accounting or other professional advice. For assistance in charitable planning, consult an attorney for legal advice or obtain the services of another qualified professional.

© 2021 MarketSmart | Tax ID: 94-1156266



Gifts of Real Estate

UNIVERSITY OF THE
PACIFIC

Your gift of real estate can help give students life-changing opportunities to pursue their passions and make an impact on their communities.

Imagine avoiding the hassle of maintaining or selling real property - all the while creating a lasting legacy of transforming students' lives. You can gift your real estate and at the same time realize income, capital gains, federal estate and state-imposed inheritance tax benefits.

Consider the following:

- Has property management become difficult and overwhelming?
- Are you interested in avoiding capital gains tax on appreciated property?
- Are you eager to dispose of a property but wary of the process?
- Would you like to create supplemental retirement income for you or a loved one?
- Could you use an income tax deduction now but want your property go to University of the Pacific later?
- Do you have a second home that is no longer used?
- Do you have an older commercial building that is fully depreciated?

If you answer "yes" to any of the above questions, a gift of real estate might be the best option for you.

Getting started

Many different types of real estate make good charitable gifts. The most common are:

- Primary residence
- Farms, ranches and vineyards
- Second or vacation homes
- Undeveloped land, including land with timber
- Mineral and water rights
- Commercial property
- Rental Property

To learn more about the different ways you can fund this type of gift, visit legacy.pacific.edu



How it works

When you make a gift of property to support the next generation of students, you may also benefit from some tax savings strategies. Below are some common ways to make a gift:

Donate the property outright

This option frees you from the costs and responsibilities of ownership. Generally you will enjoy an income tax deduction equal to the property's appraised value and eliminate capital gains tax. By giving the gift during your lifetime, it also reduces your future taxable estate.

Receive income for the rest of your life

You can down size your home or convert a real estate investment into an income stream and realize tax saving benefits.