

GIFTS OF REAL ESTATE

Make the most of your property. Build a better future.

Real estate – your home, vacation property, commercial property or land – can be one of your most valuable assets. It can also be a powerful way to support Venice Family Clinic while reducing taxes and simplifying your estate.

WHY CONSIDER THIS GIFT?



- **Create lasting impact**

Direct your gift to support compassionate, high-quality care for individuals and families who need it most – today and for generations to come.



- **Maximize tax efficiency**

- Receive a charitable income tax deduction based on property value
- Potentially avoid capital gains tax on appreciated real estate
- Reduce the size of your taxable estate



- **Simplify your life**

Eliminate the responsibilities of managing or selling property



**Your gift.
Their future.**

Contact us to learn how your gift can make a lasting difference.

WAYS TO GIVE REAL ESTATE

Make an outright gift

- Donate residential, commercial or undeveloped property
- Receive a deduction based on full fair market value in most cases
- Avoid capital gains tax on the transfer
- Support the area of greatest need or a program you choose

Fund a charitable remainder trust

- Transfer property into a trust that sells the asset
- Receive income for life or a term of years
- Qualify for a charitable income tax deduction
- Direct remaining assets to Venice Family Clinic after the trust ends

Include real estate in your estate plan

- Leave property through your will or trust
- Retain full use of the property during your lifetime
- Create a lasting legacy, including the option to establish an endowment
- Provide future support without affecting current finances

Consider a bargain sale

- Sell property to Venice Family Clinic at a reduced price
- Receive cash from the sale and a charitable deduction for the difference
- Potentially reduce capital gains tax
- Combine financial flexibility with philanthropic impact



Anna Henderson
Director of Development, Individual & Corporate Philanthropy
(310) 664-7914 • alhenderson@mednet.ucla.edu

Venice Family Clinic
604 Rose Avenue • Venice, CA 90291
venicefamilyclinic.org/create-a-legacy
Tax ID: 27-3484548