

RETAINED LIFE ESTATE WITH GIFT ANNUITY

Turn your real estate into income while you continue to live in it

A retained life estate with gift annuity allows you to deed your home, vacation property or farm to Venice Family Clinic while continuing to live in it for life and receiving fixed income.



BENEFITS

- Receive fixed lifetime income that is not affected by market conditions
- Continue to live in and use your property for your lifetime
- Make a meaningful future gift to Venice Family Clinic while retaining full use of your home today
- At your death, the property passes to Venice Family Clinic and is typically sold to support your designated purpose

TAX ADVANTAGES

- Receive an immediate charitable income tax deduction based on a portion of your property's value
- Carry forward any unused deduction for up to five additional tax years
- Reduce capital gains tax on highly appreciated real estate
- Remove the property from your taxable estate

HOW IT WORKS

- You deed your home, vacation property or farm to Venice Family Clinic while retaining the right to live in it for life
- In exchange, you receive a charitable gift annuity that provides fixed lifetime payments
- Payment amounts are based on the age of the annuitant and a portion of the property's value
- You remain responsible for property expenses including maintenance, taxes and insurance
- After your lifetime, the property transfers to Venice Family Clinic, is sold and the proceeds support your designated purpose



Venice Family Clinic can provide Retained Life Estate with Gift Annuity through our affiliation with UCLA and the UCLA Office of Planned Giving.

DISCLAIMER

Information provided is not intended as legal, tax or financial advice.
Please consult your advisors to determine what is best for you.

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