

RETAINED LIFE ESTATE

A way to give your home and continue living in it

A retained life estate allows you to make a meaningful gift of real estate to Venice Family Clinic while continuing to live in and use the property for the rest of your life. It can be a powerful way to turn a valuable asset into a lasting legacy.

WHY CONSIDER A RETAINED LIFE ESTATE?

- **Make a significant gift without using cash**
You can create a substantial future gift through your home or other real estate.
- **Continue to live in your home**
You retain the right to use and enjoy your property for life.
- **Receive immediate tax benefits**
You may qualify for a charitable income tax deduction based on the value of your future gift.



TAX CONSIDERATIONS

Many donors find this arrangement offers meaningful tax advantages:

- Receive an immediate charitable income tax deduction
- Deduct up to 30 percent of your adjusted gross income, with unused amounts carried forward for up to five additional years
- Avoid capital gains tax on highly appreciated real estate
- Remove the property from your taxable estate

HOW IT WORKS

- Transfer ownership of your home, vacation property or farm to Venice Family Clinic while retaining the right to live there for life
- Continue to be responsible for maintenance, property taxes and insurance
- At the end of your lifetime, the property is sold and the proceeds are used to support the area of greatest need or a program you designate
- Remove the property from your taxable estate



Venice Family Clinic can provide Retained Life Estate 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.

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

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