

Spotlight on Gifts of Real Estate



THIS GIFT IN FOCUS

Donating real estate to *A Noise Within* can bring tremendous benefits to both our organization and to you! The value of your charitable deduction is based on the current market value of the real estate, not the price you paid, and an outright donation of real estate is not subject to capital gains taxes.



WHY DONATE REAL ESTATE?

When you donate real estate to *A Noise Within*, there are no capital gains taxes paid by either you or our organization, and you receive a tax deduction, as well.

- You may donate a variety of types of property including commercial, residential or industrial, as well as undeveloped land. Generally, we will arrange to sell the property upon transfer of ownership and use the proceeds to fund our programs. The amount of your deductible charitable gift is based on the findings of an independent real estate appraisal that you obtain.
- Outright gifts of real estate are not subject to capital gains costs. However, if you sell the property and then donate the proceeds from the sale, you are responsible for any capital gains taxes.
- If your real estate has depreciated in value, it may be more advantageous to you to sell the real estate, take a capital gains loss on your tax return, and donate the proceeds of the sale to *A Noise Within*. We encourage you to consult your tax advisor before making any decisions.
- You also have an option to make a gift of a "Retained Life Estate" in which you retain the right to live in your home, a vacation home or a farm for the remainder of your life. In this case, the real estate is considered your property for payment of taxes, insurance and upkeep costs. Your tax deduction will be determined using a formula provided by the IRS.
- You will become part of our Bard's Circle and receive exclusive opportunities for receptions, updates and special performance invitations.
- You will be assured that your legacy with *A Noise Within* will live on through our performances and programming of classical drama.



HOW A NOISE WITHIN BENEFITS

You may designate your gift of real estate to *A Noise Within* for a specific program or instruct us to use the proceeds of the sale toward the greatest need. Whichever way you choose, you will be confident that you are investing in the continuation of the important work of the theatre.



HOW TO BEGIN

Before donating any gift of real estate, please contact *A Noise Within*. We will ask you to have environmental studies and other due diligence performed at your expense. We will also assess the market to be certain we will be able to sell the property in a timely manner.

If you are interested in a gift of retained interest real estate, please contact us to begin a conversation to explore this option.

Before making any planned gift, please notify us of your intentions so we can discuss options with you, and plan accordingly to honor your desires.

We invite you and/or your financial advisor or attorney to discuss this giving option with a representative of the *A Noise Within* philanthropic team. **Please call to request a confidential conversation.** Thank you!

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A Noise Within is a 501(c)(3) organization; tax ID number 95-4443878.

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