

# *Your Legacy of Hope:*

*Strategic Giving that Benefits You and  
Cancer Support Community Pasadena*



**CANCER SUPPORT  
COMMUNITY**  
GREATER SAN GABRIEL VALLEY

## WHEN TO CHOOSE A GIFT OF REAL ESTATE

### Your needs and desires

You desire to provide a **significant donation** to *Cancer Support Community Pasadena* while receiving the **maximum charitable tax deduction** possible. You also want to **minimize your capital gains liability**.

### Why a Gift of Real Estate may be a wise choice

Donating real estate directly to *Cancer Support Community Pasadena* offers you several benefits while strengthening our work:

- You may donate commercial, industrial or residential property, as well as land parcels.
- You may deduct the present market value of the real estate, determined by an independent real estate appraiser that you hire, on your income tax filing.
- By donating the real estate (rather than selling it and donating the proceeds), you eliminate your capital gains taxes. (If the asset has depreciated in value, you will want to sell it and donate the proceeds so you can claim the capital gains loss.)
- You can donate a residence (primary home, vacation home or farm) and retain the right to live in it for the remainder of your life. (You will be responsible for insurance, taxes and general upkeep.) The amount of your tax deduction is based on a formula established by the IRS.
- You will be welcomed into our *Legacy of Hope Society*, a group of likeminded men and women who share your commitment to making sure that future generations will have our support on their cancer journey. As a member, you will be entitled to all benefits of this exclusive society.
- You will be assured that your life will be a living legacy through the work of *Cancer Support Community Pasadena*.

### How to give a gift of Real Estate

Title to property can be transferred directly to CSCP. It is important to determine if the real estate has appreciated or depreciated in value as this will affect whether you donate the property directly or sell it and donate the proceeds. If you want to establish a "Retained Life Estate" donation so you can remain in the property for life, your legal advisor will need to work with our counsel to establish the contract.

### What steps to take to make this gift

Please contact CSCP's Direct of Development to inquire about making a gift of real estate before initiating the process. We will be pleased to have a confidential conversation with you and/or your advisor at no obligation. As some level of Environmental Assessment will be required, at your expense, as well as a title search, please be aware that a gift of real estate may take some time to be finalized. Also, CSCP reserves the right to reject any real estate donation if it is determined to carry significant environmental or other risks.

When making any planned gift, please notify us of your intentions so we can honor your desires and welcome you into the *Legacy of Hope Society*. Thank you!

The mission of Cancer Support Community is to ensure that all people impacted by cancer are empowered by knowledge, strengthened by action, and sustained by community. Your Legacy of Hope Gift to Cancer Support Community can extend this mission for generations to come.

The above information is not intended as legal or financial advice; please consult with your financial advisor and/or tax attorney on the best way to prepare an estate plan or legacy gift strategy for yourself and your family. Cancer Support Community Pasadena is a 501(c)(3) nonprofit organization; our Federal Tax I.D. number is 95-4201985.