



ST. CROIX VALLEY FOUNDATION

## **PHILANTHROPIC SOLUTIONS: REAL ESTATE – A RETAINED LIFE ESTATE**

The St. Croix Valley Foundation offers simple giving solutions that are tailored to your values, goals and personal financial circumstances. Your gifts can include bequests, cash, stock, real estate, life insurance, charitable remainder trust or charitable lead trusts with maximum tax advantages based on when and how you make your gifts. You have the flexibility to give to a wide variety of charities and the freedom to change charities should your interests change. You can also decide when and how to make your gifts in order to take full advantage of tax benefits.

While all charitable gifts contribute to a common good, most gifts to the Foundation have the added value of providing support to charities far into the future. Gifts to the Foundation are carefully invested to generate a permanent source of income to charitable causes. This approach ultimately increases the value of every dollar given. Here is an example of how you can make a gift of real estate and retain the property with lifetime use:

You can make a gift of property while retaining use and enjoyment of it as long as you live:

- By deeding the property to the St. Croix Valley Foundation, you receive an immediate charitable deduction for a portion of the appraised fair market value.
- You can use or rent the property until your death. At that time the Foundation takes possession and sells the property.
- If your plans change, you can later convey the life interest to the Foundation for an additional charitable deduction, or you and the Foundation can jointly sell and share the proceeds.

To discuss your options, please contact Jane Hetland Stevenson, president of SCVF, at [jstevenson@scvfoundation.org](mailto:jstevenson@scvfoundation.org) or 715-386-9490.

## ONE DONOR'S STORY

Jake and Lois Jennings were retired farmers in Wisconsin, aged 82 and 78 respectively. They owned 300 acres of farm land and had no children.

They wanted to continue to live on the land during their lifetimes and had no need for increased income. This is what they decided to do:

- The farm title was deeded to the Foundation with Jake and Lois reserving life estates.
- They will continue to use and rent out the land over the course of their lifetimes.
- The property was appraised at \$121,600, creating an immediate charitable deduction of \$55,000

After their deaths, the Foundation will sell the land. Net sale proceeds will go into a fund the Jennings' set up which will benefit a local senior care center and Lois' alma mater.

During their lives, the Jennings receive an immediate charitable income tax deduction

