

WE CAN HELP

I have reviewed this brochure and:

- I would like to talk to someone about giving my property to charity.
- I would like to receive information about other charitable tax-planning options.
- I would like to sign up for your free e-newsletter.

The best way to contact me is:

- Email Mail Telephone

Name _____

Street _____

City _____

State/Zip _____

Phone _____

Email _____

(All inquiries are treated with complete confidentiality.)

Please complete this form and either send to **lfink@akroncf.org** or mail to:

Akron Community Foundation
Attn: Laura Fink
345 W. Cedar St.
Akron, OH 44307

WHY AKRON COMMUNITY FOUNDATION


At Akron Community Foundation, our business is helping you give efficiently, effectively and meaningfully to your favorite causes and charities. You choose the cause or nonprofit. We make sure your charitable gifts reach your targets, whatever they are. By establishing a fund at Akron Community Foundation, you and your family can support activities right here in greater Akron, or at any 501(c)(3) nonprofit in the nation.

With six structured charitable fund options — from popular donor-advised funds to scholarship funds — you can give in the way that makes sense for your charitable dreams. Do you want to give to specific organizations? You can do that. Do you want your family to be involved in the grant-making decisions? We can make that possible, too.

Let us help you establish your charitable legacy in a way that makes the most sense for you and your loved ones. Call your professional advisor today to discuss your options. Or, you can contact us directly at 330-376-8522 or www.akroncf.org.

GIFTS OF HOMES, BUILDINGS AND LAND



 The many ways of making a difference with real property.



Enriching lives since 1955



THE TRUE VALUE OF LAND

When you transfer your home, buildings or land to us, we can use your property to help you establish your charitable legacy. You will benefit from income and capital gains tax savings and receive the satisfaction of knowing your property is going to serve the causes most important to you.

Almost any type of real estate can be used as a charitable gift to support the causes you love. There are a number of ways to effectively use the property to establish your charitable legacy. Whether your property is a home, investment or commercial property, or farmland, consider using it to establish a fund at Akron Community Foundation. You'll be helping your favorite causes now and forever.

PROPERTY THAT MAKES A GREAT CHARITABLE GIFT

House or Condominium

Farmland and Undeveloped Land

Commercial Property

Vacation Home

This information is not intended as tax, legal or financial advice. Gift results may vary. Consult your personal financial advisor for information specific to your situation.

5 REASONS TO GIVE REAL PROPERTY

There are a number of reasons why you might consider making a gift of your real property to charity:

1. No more real estate taxes.
2. No more cost of ownership (maintenance, insurance, upkeep) or hassle of selling.
3. Unproductive land can be put to a higher use.
4. Property can be used for the causes you believe in — immediately.
5. Property can be transferred to a trust or gift annuity for added benefits.

5 WAYS OF GIVING REAL PROPERTY

Here are some of the ways to make a gift of real property, including land or other real estate:

OUTRIGHT GIFT

Transferring property is easier than selling, and you receive an income tax deduction (and avoid any possible capital gains taxes).

LIFE ESTATE

You can make a tax-deductible gift of your home today and remain living there for the rest of your life.

CHARITABLE GIFT ANNUITY

In exchange for your gift, we pay you fixed payments for life at a rate based on your age — no matter how long you live. The

rates are attractive, and you receive an income tax deduction and possible tax-free payments.

CHARITABLE REMAINDER UNITRUST

Highly appreciated property can be transferred with no capital gains taxes. The trust owns the property and generates income for you for life, or up to 20 years.

WHAT ABOUT TIMBER OR FARMLAND THAT WON'T PRODUCE INCOME FOR YEARS?

A FLIP unitrust holds the property and starts delivering payments to you when the property produces income. You can design the trust to make up "lost" earnings in future years.