



A Gift of Real Estate – Reduce Capital Gains, Now or Later

Real Estate – Make the most of your real estate assets to build a stronger future for Meher Mount.

Real estate (your primary residence, vacation home, commercial property, farm or land) is an asset you can leverage in a variety of ways to support Meher Mount while reducing taxes and eliminating the burden of maintaining or selling your property.

Do you own?

- Property that is a burden to manage?
- Property that you don't use anymore, such as a vacation home?
- Property that if you sell, you will owe significant taxes?
- Or even a home that you currently live in and your heirs will not want when you are gone?

If the answer is yes to any one or more of these questions, consider donating that property to Meher Mount.

Benefits & How It Works

There are many gift arrangements that can be funded with real estate, all with significant tax benefits. Each approach, however, is distinctive, and your personal financial and estate planning goals should determine which option is best for you.

- **Make an outright gift of real estate**

You may consider making a gift of your residence, rental or commercial property or undeveloped land to Meher Mount Corporation, to be sold to support the Agnes Baron Endowment for Meher Mount or the Meher Mount General Fund.

By making an outright gift of appreciated property, a double tax savings may be possible: In most cases, you will receive a charitable income tax deduction for the full value of the property, and you will not be liable for capital gains tax on the transfer because the property was donated rather than sold.

- **Make a gift of real estate through your will or living trust**

You may choose to leave real estate to Meher Mount Corporation as a gift (bequest) through your will or living trust. Once Meher Mount receives the property, it is generally sold, and the proceeds are used to fund the Agnes Baron Endowment for Meher Mount or the Meher Mount General Fund based on your choice.

- **Create a Retained Life Estate**

Another option is to establish a retained life estate in which you deed real estate to Meher Mount while retaining full use of your property for life. See discussion on Retained Life Estates.

- **Fund a Charitable Remainder Trust**

Establishing a charitable remainder trust with a real estate asset means that after the property is sold, you (and/or your loved ones) will receive a well-managed income stream for life or for a set number of years. You also benefit from a charitable income tax deduction for a portion of your gift. After your lifetime, or whenever the trust terminates, the remaining trust assets are transferred to Meher Mount for the fund you designated. See discussion on Charitable Remainder Trusts.

How to Make a Gift of Real Estate to Meher Mount

Once you have discussed your options with your advisors and are considering a gift of real estate to Meher Mount, please contact Meher Mount's Treasurer Robert Turnage to assess the applicability to Meher Mount.

- Phone: Robert Turnage, Treasurer: 916-837-3907
- Email: robert.turnage@sbcglobal.net

Information you will need:

Legal Name: Meher Mount Corporation, a non-for-profit 501(c)3 organization

Address: 9902 Sulphur Mountain Road, Ojai, CA 93023-9374

Telephone: 805-640-0000

Federal Tax ID: 77-0236525

Share Your Plans to Ensure Your Legacy

If you have already included Meher Mount in your plans (or you intend to), please let Meher Mount know.

- Meher Mount can provide you and your advisor(s) with sample language, if needed.
- Meher Mount will make sure your gift is used exactly as you wish.
- Meher Mount would also like to personally acknowledge your thoughtfulness and generosity.

All inquiries and discussions, pledges and gifts regarding planned gifts are treated confidentially.

Consult Your Personal Advisors

The information provided below is **not** to be construed as tax or legal advice and could change as tax laws change. You are advised to consult with your legal advisor, tax advisor, or professional estate planner to determine which options are best suited to your individual situation.