

Gifts of Real Estate

Gifts of real estate can have a significant impact on families in need of safe and affordable shelter and can help supporters like you avoid the hassle of selling property and realize valuable tax benefits.



Midland County
**Habitat
for Humanity®**

Building homes, community and hope in Midland County since 1988

midlandhabitat.org

Habitat understands how important real estate can be to a family and its history. One way to honor that significance is to use your property to create a legacy for future generations. Your gift of real estate to Habitat for Humanity empowers families who are working to realize their dream of homeownership.

Consider these questions:

- Do you want to make a transformational gift that can change the lives of several families and help them live in decent housing?
- Do you own a property that has become difficult to manage or that your children will not want or need?
- Are you interested in avoiding capital gains tax on appreciated property?
- Are you eager to dispose of a property but are wary of the process?
- Could you use an income tax deduction now but have your property go to Habitat later?

If you answer “yes” to any of the above questions, a gift of real estate to Habitat might be the best option for you.



Getting Started

Many different types of property can qualify for a charitable gift of real estate to Habitat for Humanity.

The most common are:

- Primary residences
- Farms and ranches
- Vacation homes
- Undeveloped land, including land with timber
- Commercial property
- Industrial property
- Retail property



Contact us to discuss land donation options. Amanda King, Impact Manager
989-496-0900 x24 or king@midlandhabitat.org

This information is not intended as legal, accounting or other professional advice. For assistance in charitable planning, consult an attorney for legal advice or obtain the services of another qualified professional.

How It Works

When you make a gift of real estate to support families in need of decent, affordable housing through Habitat, you'll also enjoy tax benefits, like current income tax deductions and reducing or avoiding capital gains tax. The most common ways to create this type of gift follow:

Donate the property outright: This option frees you from the costs and responsibilities of ownership. If you have owned the property for more than a year, you will enjoy an income tax deduction equal to the property's appraised value. You eliminate both recapture and capital gains taxes, as well as most other state taxes. The gift also reduces your future taxable estate.

Include Habitat in your will or trust: When you include a gift of real estate in your will or living trust, your estate may be eligible for a charitable tax deduction. The gift of real estate enables you to leave a larger gift than you may be able to during your lifetime. It also offers the flexibility to adjust your purpose if your philanthropic priorities change and grow.

If you would like to make a difference for families by designating an asset to Habitat, please use the following information:

Midland County Habitat for Humanity
Tax ID# : 38-2884074
1703 S Saginaw Rd
Midland, MI 48642
989-496-0900



Habitat for Humanity can work with you to facilitate a gift of real estate in the manner that works best for you. If you have questions or would like to discuss a gift of real estate, please contact us at 989-496-0900.

If you have already included a gift for Habitat for Humanity in your estate plan, please let us know so we may thank you for your generosity.



Questions? Please contact us with any questions

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