

Do You Own Property?



Turning Their Deed Into a Good Deed

Donors: Hedda and Xavier Brock, AA '48

Gift: The Brocks donated their home of more than 50 years to GW through a Retained Life Estate.

Benefits: The Brocks received a charitable tax deduction for a large portion of their home's value, avoided capital gains tax on the appreciation, and the property is excluded from their taxable estate - all while they continue to live in their home as long as they'd like.

Why GW: "Xavier received a wonderful education at GW. We have been giving to the University for years and we trust that GW can handle this gift and put it to great use." - Hedda Brock

- Do you have property that is a burden to manage?
- Do you own property you don't use anymore?
- If you sell a property, will you owe significant taxes?

If so, The George Washington University can help. By donating real estate to GW, you can achieve peace of mind, create a lasting legacy, and receive financial benefits for yourself or someone else.

What's in it for you?

Depending on the nature of your gift and your objectives, you could:

- Avoid capital gains taxes on appreciated property
- Eliminate the burden of maintaining and paying for the property
- Provide yourself with an annual income
- Continue to use the property for the remainder of your life
- Reduce your estate and income taxes
- Help the GW School or initiative of your choice

For more information, please return the coupon on the back cover or contact Chase Magnuson in GW's Office of Planned Giving.



House not actual gift

For more information, please contact:
Chase Magnuson, Director of Planned Giving for Real Estate
202-994-4979 or **chasem@gwu.edu**
or visit **www.gwu.edu/give/waystogive/plannedgifts**

THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON DC

The George Washington University
Office of Planned Giving – Real Estate
2100 M Street, NW, Suite 310
Washington, DC 20037