



AIR FORCE ACADEMY

REAL ESTATE TRUST



GIVING A GIFT OF REAL ESTATE

- ▶ ▶ Your current real estate investment can become a future investment in the U.S. Air Force Academy.

When you decide it is time to sell a property, the Air Force Academy Real Estate Trust can work with you to turn it into a philanthropic gift that benefits the Academy and cadets while optimizing your tax and income considerations.

Whether you donate a home, vacation property, undeveloped land, farmland, ranch or commercial property, you can enjoy tax benefits while supporting future officers of the Air Force and Space Force.



▶ ▶ BENEFITS OF REAL ESTATE GIFTS

By giving real estate, you can take advantage of many options without depleting your cash reserves:

- Receive substantial tax benefits such as lower capital gains taxes or estate taxes.
- Potentially receive a lump-sum, discounted payment for your property.
- Ensure a reliable income stream.

In many cases, a real estate donation can be tailored to your needs while still fulfilling your desire to make an impact at the Air Force Academy. By making a real estate gift, you also remove the stress of selling your property; the Real Estate Trust will take care of the arrangements.

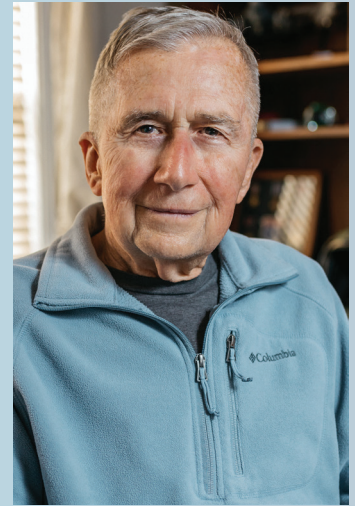
There are several ways you can donate real estate. Each method offers distinct advantages depending on your circumstances and goals.

Honoring a classmate with a gift

While Col. (Ret.) Leonard “Lucky” Ekman ’63 and his wife, Kaye, were living near Tyndall Air Force Base, where Lucky had been stationed as a weapons evaluation group commander, they purchased a second home in the southern New Mexico mountains.

“It was a nice place to relax away from Florida’s climate, and we had many good family times there. But after reaching my 80th birthday, we realized it was time to simplify our lives,” Lucky Ekman says. “Kaye and I decided we could donate our vacation property to the Real Estate Trust to help facilitate construction of Wecker Hall, named in honor of my classmate, Dr. Bill Wecker.”

The Ekmans were eligible for a tax deduction for the full appraised value of the property, the proceeds of which are designated for Wecker Hall, a planned headquarters for the Air Force Academy Foundation.



► ► WAYS OF GIVING REAL ESTATE

- **Create a legacy and receive a tax benefit with an outright gift.** When you make an outright gift of property held for more than a year, you are eligible for an income tax charitable deduction equal to the property’s full fair market value.
- **Give real estate as a bequest through your will.** Your will is revocable, so you will not be able to take an income tax deduction, but the property will not be taxed as part of your estate.
- **Give your home, but enjoy lifetime use with a retained life estate.** If you would prefer to continue living in your home before it is donated, you may transfer a remainder interest in the property to the Real Estate Trust.
- **Obtain a life income by funding a charitable remainder trust with real estate.** You can provide for a future gift, receive a tax deduction and convert your asset into a long-term income stream.
- **Receive cash and a tax deduction with a bargain sale.** If you sell your property to the Real Estate Trust for a price less than fair market value, you receive the cash from the sale and a charitable deduction on the difference between the market value and purchase price.



▶ ▶ WHAT IS RIGHT FOR YOU?

Gifts of property may be used to benefit any area of the Academy you wish to support. Contact our Office of Gift Planning to discuss the possibility of giving real estate to benefit the Air Force Academy.

Real property gifts involve a suitability and acceptance process that the Air Force Academy Real Estate Trust will work through with you. Our team will provide illustrations of the benefits based upon your potential gift parameters. For advice or assistance in specific cases, we recommend you seek the services of an attorney and/or tax advisors.

To learn more about your options, contact:

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