

# Gifts of Real Estate

Long-term appreciated real estate is a smart, tax-wise way to make a significant gift to benefit the American College of Sports Medicine.

## How it Works:

- Donor transfers the deed to the property to the American College of Sports Medicine Foundation.
- The date of the gift is the date the foundation receives the fully executed deed.

## Benefits:

- The satisfaction of making a significant gift to benefit ACSM.
- Income tax deduction for the full fair market value of the property on the date of the gift.
- Avoidance of capital gains tax.
- Avoidance of the details and problems of selling the property.
- Avoidance of gift tax.
- Reduction of taxable estate.

## Benefits to ACSM:

- Property may be sold by the foundation and the proceeds used as donor designates.
- Property may be used by the university for its academic purposes.

**Note:** The correct legal name for use in all documents is: *"The American College of Sports Medicine Foundation, a not-for-profit corporation organized under the laws of the state of Indiana and located in Indianapolis, Indiana."*



### American College of Sports Medicine Foundation

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