

Gifts of Real Estate

Retained Right to Use Real Estate

A donor may contribute a residence, farm, or vacation home and remain living in the property for life.

How it Works:

- Donor contributes the qualified property through a deed and retains a life estate.
- Donor remains living in the residence for life.
- Donor is responsible for all maintenance, upkeep, insurance, and taxes.
- A qualified appraisal is required.

Benefits:

- Donor receives an immediate income tax deduction.
- Donor has the satisfaction of making a significant gift to benefit the American College of Sports Medicine.
- Donor avoids capital gains tax.
- Donor continues to use the property for life.
- Donor receives estate tax savings for the value of the real estate.
- Donor avoids the burdens of future disposition or sale of the property.

Benefits to ACSM:

- The university receives property important to its academic purposes.
- The residence may be useable for visiting guests or faculty or for other campus 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.”*



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