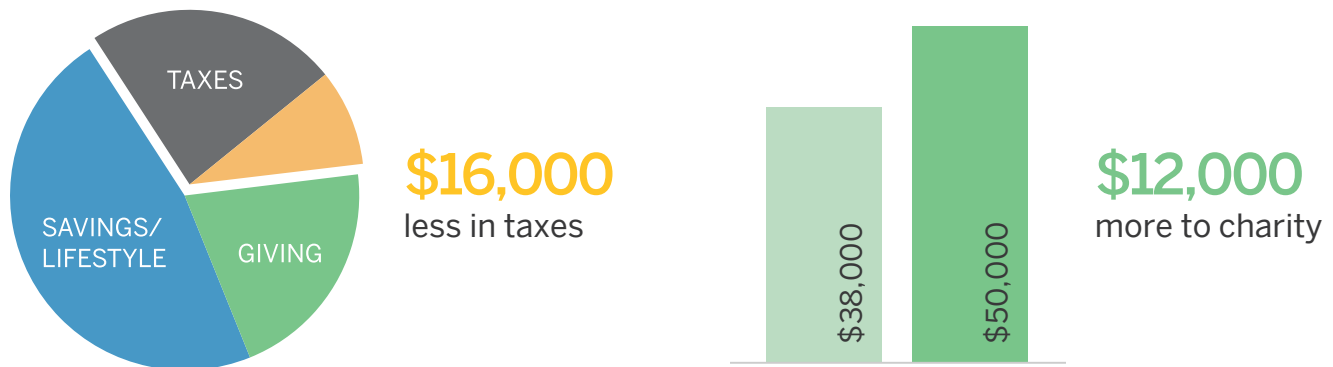


Real Estate Gift Scenarios

Comparison of giving real estate to NCF versus selling it and giving from the proceeds



SUMMARY OF POTENTIAL GIFT OPTIONS

	FAMILY	TAXES	CHARITY
Sell first then give cash	\$362,000	\$99,000	\$38,000
Give first to NCF then sell	\$367,000	\$83,000	\$50,000
Difference	\$5,000	\$16,000	\$12,000

PLANNING ASSUMPTIONS

- \$500,000 fair market value
- \$100,000 giver's basis
- \$0 debt
- \$0 recent debt
- 10.00% gift amount
- 42.00% ordinary income tax rate
- 25.00% capital gains tax rate
- 3.80% Medicare surcharge
- Sold within six months

Disclaimer - NCF does not provide tax or legal advice. The calculations shown are rounded intentionally and are for illustrative purposes only. They include assumptions that may not apply to your specific facts and circumstances. Thus, there is no assurance the savings depicted in the illustration can or will be achieved. Consult with your professional and/or tax advisors prior to entering into any gift arrangement.



Call Dan Glaze at 678.231.8927 to get started.

Real Estate Gift Scenarios

Comparison of giving real estate to NCF versus selling it and giving from the proceeds



SUMMARY OF POTENTIAL GIFT OPTIONS

	FAMILY	TAXES	CHARITY
Sell first then give cash	\$340,000	\$83,000	\$77,000
Give first to NCF then sell	\$350,000	\$50,000	\$100,000
Difference	\$10,000	\$33,000	\$23,000

PLANNING ASSUMPTIONS

- \$500,000 fair market value
- \$100,000 giver's basis
- \$0 debt
- \$0 recent debt
- 20.00% gift amount
- 42.00% ordinary income tax rate
- 25.00% capital gains tax rate
- 3.80% Medicare surcharge
- Sold within six months

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