

## REAL ESTATE

A home...a farm...business property...undeveloped land. If you have real estate assets that you would like to use to fund your philanthropy, the North Texas Community Foundation can help.

We can accept the gift outright, or show you how a charitable trust can be used to convert your asset into a gift that also produces income. Because each gift of real estate is unique, a knowledgeable Community Foundation staff member will guide you through the process of making such a gift.

The Community Foundation's ability to help donors transform complex assets into long-term vehicles for giving is just one of the many ways we make giving easy.

### **Highlights:**

- *Charitable deduction based on the appraised fair market value, not the original investment*
- *No capital gains tax*
- *Reduce your taxable estate*
- *Relieves you and your heirs of the burden of selling the property*



### **LELAND HODGES**

Local business owner Leland Hodges taught his children many important lessons: the value of a dollar, his love of the land and, most important, his passion for helping others.

Leland's commitment to Fort Worth led him to give back to the city by opening a Donor Advised Fund to support local nonprofit organizations.

Capitalizing on the Community Foundation's ability to accept a wide variety of non-cash assets, Leland finances his fund using both oil and gas rights and real estate. In 1995, Leland donated the KinderCare building, the leasing income from which was placed in his Donor

placed in his Donor Advised Fund. The Community Foundation sold the building in 2017 for double the original appraised value. The proceeds were placed in Leland's fund, through which he supports his favorite Fort Worth charities.