EXPLORE THE MANY DIFFERENT WAYS TO GIVE REAL ESTATE. THESE PHILANTHROPIC OPPORTUNITIES HAVE THEIR OWN UNIQUE ADVANTAGES, AND THEY ALL COME WITH THE SATISFACTION OF MAKING AN EXTRAORDINARY DIFFERENCE IN ADVANCING THE MISSION OF JOHN HOPKINS.  

FROM COMMERCIAL PROPERTY TO PRIVATE RESIDENCES AND FROM FARMLAND TO VACATION HOMES, REAL ESTATE IS OFTEN A SUBSTANTIAL SOURCE OF WEALTH AND AN ADVANTAGEOUS ASSET TO USE FOR PHILANTHROPY. SUCH A GIFT CAN BENEFIT ANY AREA OF AND PROVIDE SIGNIFICANT SUPPORT FOR JOHN HOPKINS UNIVERSITY AND MEDICINE. 

HOW IT WORKS  
Prior to accepting a gift of real estate, John Hopkins carefully examines each property to ensure it complements our mission. In general, a property should be valued at $250,000 or more and readily marketable. Rather than holding real estate after it is received, John Hopkins normally sells the property so that the proceeds make an immediate impact on the area of John Hopkins that you designate. 

DEPENDING ON HOW THE GIFT IS STRUCTURED AND YOUR INDIVIDUAL TAX SITUATION, THERE CAN BE MANY TAX BENEFITS TO GIVING REAL ESTATE, FROM AVOIDING THE CAPITAL GAINS THAT YOU WOULD INCUR IF YOU WERE TO SELL THE PROPERTY TO REMOVING THE ASSET FROM YOUR ESTATE FOR ESTATE TAX PURPOSES. AFTER YOU MAKE YOUR REAL ESTATE GIFT, THE OFFICE OF GIFT PLANNING WILL WORK WITH YOU TO MAKE SURE YOU HAVE THE NECESSARY INFORMATION FOR TAX PURPOSES, INCLUDING A FORM 8283, WHICH SUPPORTS YOUR CHARITABLE INCOME TAX DEDUCTION. THERE ARE DIFFERENT WAYS TO GIVE REAL ESTATE, EACH WITH ITS OWN ADVANTAGES FOR YOU AND JOHN HOPKINS.  

OUTRIGHT GIFT  
Make an immediate impact  
When you donate real estate as an outright gift, if you have held the real estate for more than one year, you can avoid the capital gains tax that would be attributable to the sale of the real estate. You may also be entitled to an income tax deduction for the full fair market value of the property. The deduction is limited to 30 percent of your adjusted gross income, and any excess can be carried forward for up to five years. Another option, if you do not wish to donate your entire property, is to give an undivided percentage interest and share the sale proceeds with John Hopkins when you sell the property.
**BEQUEST**

**Provide future funding**
You may choose to give a piece of real estate to Johns Hopkins through your estate plan, typically through your will or revocable trust. This gift will avoid capital gains tax that would have been due as a result of the sale of the real estate and entitle your estate to an estate tax charitable deduction. You can direct your personal representative or trustee to sell the property and give the proceeds to Johns Hopkins, or you can leave the real estate directly to Johns Hopkins. With the latter, Johns Hopkins will undertake the due diligence process referenced on page one before acceptance.

**CHARITABLE REMAINDER TRUST**

**Fund a gift plan that pays you income**
You may use your real estate to fund a charitable remainder unitrust (CRUT), which may be structured to provide lifetime income for you and/or others, or income for a term of years, not to exceed 20 years. You choose the payout rate in accordance with the IRS parameters and Johns Hopkins guidelines, if you would like Johns Hopkins to serve as trustee.

Because the CRUT is tax-exempt, the appreciated real estate can be sold by the trust without immediate recognition of capital gains, allowing the full sales proceeds to be reinvested. Also, your gift generally entitles you to an income tax deduction for a portion of the fair-market value of the donated real estate. At the end of the lifetime of the income beneficiaries or term of years, the remaining funds in the CRUT are distributed to Johns Hopkins to be used as you designate.

**RESERVE LIFETIME USE**

**Give your property and continue to enjoy it**
Called a retained life estate, you may donate your property to Johns Hopkins but reserve the right to use it for the rest of your life or a specified term of years; thereafter the property goes to Johns Hopkins. You are entitled to an immediate income tax deduction for a portion of the value of the property. You can continue to enjoy the property and also be responsible for insurance, maintenance, real estate taxes, and other expenses. When the life estate terminates, Johns Hopkins immediately becomes the owner of the property.

**CONTACT US**

Real estate gifts can often be complex and require extensive due diligence and information gathering. For instance, you as the donor are responsible for obtaining a qualified appraisal for your gift. We encourage you to reach out to us early in your planning and to also consult with your own tax advisors.

To learn more about gifts of real estate and other creative ways to give to Johns Hopkins, contact us in the Office of Gift Planning.

**Johns Hopkins**

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410-516-7954
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**Is It Right for You?**

**Consider a gift of real estate if you:**

- Want to make a significant gift to support the mission of Johns Hopkins University or Medicine.
- Hold readily marketable residential, commercial, or undeveloped real estate that has appreciated in value.
- Are concerned about rising expenses associated with the property, including the capital gains tax cost of selling the property.
- Would like to use your real property to generate income during your lifetime.

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Johns Hopkins does not give tax, legal, or financial advice; please consult your own advisor for individual advice. The information contained in this publication is not intended to or written to be used, and cannot be used, for the purpose of avoiding penalties imposed under the Internal Revenue Code or promoting, marketing, or recommending to another party any transaction or matter addressed herein.