

DONATE REAL ESTATE

The Real Estate Charitable Foundation accepts, manages and sells gifted real estate, with the net sales proceeds flowing into an existing donor-advised fund at the Greater Kansas City Community Foundation.

Generally, the Real Estate Charitable Foundation accepts property valued at \$500,000 or more in the greater Kansas City area and \$1,000,000 or more outside the greater Kansas City area.

To establish a new donor-advised fund to receive the net proceeds from the sale of the donated real estate, please also complete a separate Donor-Advised Fund Agreement, available at www.growyourgiving.org.

To begin the donation process, please complete the following form, and note that all information collected will remain confidential. All personal data on this form is subject to the Greater Kansas City Community Foundation's privacy policy, which can be found at www.growyourgiving.org/privacy-policy.

Questions?

Contact **816.842.7444**
or info@growyourgiving.org.

1

Donor-Advised Fund

Name of Fund

Fund ID

2

Donor Information

List additional donors in Section 5.

Mr. Mrs. Ms. Dr. _____

First Name

Middle Initial

Last Name

Suffix

Preferred Name or Nickname

Date of Birth

Address Home Work

Phone Home Work Cell

City

State

Zip Code

Email Address

Mr. Mrs. Ms. Dr. _____

First Name

Middle Initial

Last Name

Suffix

Preferred Name or Nickname

Date of Birth

Address Home Work

Phone Home Work Cell

City

State

Zip Code

Email Address

Is the property owned in a trust? If so, please list the name of the trust, the name(s) of the current trustee(s) and the date of the trust.

3 Professional Advisor Information Please list any professional advisors (accountants, attorneys, financial advisors) who are assisting with the gift described in Section 4. List additional advisors in Section 5.

Professional Advisor Name & Profession	Firm Name
Professional Advisor Name & Profession	Firm Name

4 Gift Details Please provide any applicable information about the potential gift. Include any additional information in Section 5.

Is the property owned in a Limited Liability Company (LLC) or a Limited Partnership (LP)?
 Yes No

If yes, please provide the name of the LLC/LP: _____

If yes, the LLC/LP is taxed as a:
 Partnership C Corporation
 S Corporation Not Separately Taxed - Single Member LLC

Will the gift be an LLC interest or LP interest rather than an outright gift of real estate?
 Yes No

If yes, please provide the ownership percentage of the LLC/LP and the number of units being gifted:
Percentage: _____
Number of Units: _____

General Property Information

Please provide the address or location of the property.

Type of Property:

<input type="checkbox"/> Commercial (Check one below) <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Industrial <input type="checkbox"/> Multi-Family Rental Property	<input type="checkbox"/> Agricultural Property <input type="checkbox"/> Undeveloped Property <input type="checkbox"/> Residential (Check one below) <input type="checkbox"/> House <input type="checkbox"/> Condominium	Is the property insured? <input type="checkbox"/> Yes <input type="checkbox"/> No
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How is the property currently zoned?

Is the property occupied? If not, how long has it been vacant?

Is the property rented? If so, please describe the lease.

Please describe the size of the property. For land, use acres or square feet. For buildings, use square feet of each floor.

How and when was the property acquired?

What is the estimated fair market value of the property? Please provide the date of the last appraisal, if any.

What is the assessed value of the property for real estate taxes?

What is the current cost basis of the property, including improvements?

Is the property mortgaged?* If yes, please provide the amount outstanding, the age of the debt, the number of years remaining on the mortgage, and the plan to pay off the mortgage.

**The Real Estate Charitable Foundation generally does not accept mortgaged property.*

Please describe the condition of the property and note any issues, including any environmental concerns, that may affect the title or marketability of the property.

Is there a deadline for completing the gift?

No Yes: _____

Are there any potential buyers?

No Yes: _____

Is there a binding obligation to sell the property?

No Yes: _____

5

Additional Information

Please provide any additional information you would like us to know.

6

Required Documents

Please submit copies of the following documents.

- ▶ Current Deed for the Property
- ▶ Evidence of Title, such as a Title Insurance Policy or Title Examination Report
- ▶ ALTA Boundary Survey, if any
- ▶ Appraisal (if available*)
- ▶ Lease Agreement, if any
- ▶ LLC Operating Agreement, if applicable

**A qualified appraisal of the real estate or the LLC/LP interest is required by the IRS and must be submitted to the Real Estate Charitable Foundation before Jan. 31 of the year following the gift.*

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Next Steps

Please return this form and the documents listed in Section 6 to info@growyourgiving.org. A representative from the Real Estate Charitable Foundation will review the documents provided and contact the donor and any named advisor listed in Sections 3 and 5 to discuss this gift.

Assuming the Real Estate Charitable Foundation can accept this gift after conducting its due diligence, the donor (or donor's counsel) will prepare documents to transfer the property or LLC/LP interest and the Real Estate Charitable Foundation will prepare a gift agreement. Please note a one-time real estate transaction fee (\$5,000 for property in the greater Kansas City area and \$8,000 for property outside of the greater Kansas City area) will apply to the gift.

Questions? Contact us at info@growyourgiving.org or 816.842.7444.