

Gifts of Home: Unlock the Power of Your Property to Support Fresh Start

Do you own a personal residence or vacation home that has appreciated over time? If you're like many individuals, you may be looking to sell your property, increase your income, and minimize or avoid capital gains taxes. There are several charitable strategies that allow you to do all this while supporting the life-changing mission of Fresh Start Surgical Gifts.

If you have questions about any of these plans, please contact us at: Michelle@FreshStart.org or 760-448-2018 .

Tax-Free Sale in a Trust

By transferring your home into a charitable remainder unitrust, you may sell it tax-free and receive income for life. In addition, you'll benefit from a current charitable income tax deduction. The remaining value in the trust will support Fresh Start Surgical Gifts and provide medical care to children in need.

Cash Plus a Trust

If you'd like to receive some cash up front when your property is sold but also want lifetime income and a charitable deduction, a sale and unitrust may be a great solution. Contact us to explore this strategy.

Bargain Sale

A bargain sale allows you to sell your home to Fresh Start at a price below market value. The difference is considered a charitable gift, which earns you a deduction. In many cases, the capital gain may be partially or fully excluded or offset by the deduction.

Life Estate Reserved

Want to remain in your home for life while still making a meaningful gift? A life estate reserved arrangement lets you deed your home to Fresh Start now, while retaining the right to live in it for the rest of your life. You'll receive a current charitable tax deduction, and Fresh Start will receive your home later.

Life Estate Gift Annuity (LEGA)

If you wish to stay in your home and receive income for life, a LEGA may be the right fit. This plan allows you to deed your home to Fresh Start while securing fixed lifetime payments and a current tax deduction. You continue living in your home until your passing.