



UT Health
San Antonio

UT Health San Antonio Office of Gift Planning
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Using Real Estate to Make a Gift

Allows You To:

- Turn an asset into support.
- Receive a charitable income tax deduction.
- Avoid paying capital gains taxes.

How You Benefit:

- The real cost of your gift is reduced, since you'll save on income and capital gains taxes by giving appreciated property to UT Health.
- You can use real estate to make a variety of different types of gifts, including:
 - An outright gift that gives you a charitable deduction for the fair market value of the property while potentially avoiding capital gains taxes.
 - An outright gift that also gives you some cash back.
 - A gift that gives you income and an immediate tax deduction, while leaving the assets to UT Health San Antonio.
 - A gift that gives UT Health San Antonio income for a few years, then is passed on to your heirs at the time you specify with considerable estate and gift tax savings.
 - A gift that gives you a sizeable tax deduction today and allows you to use the property for your lifetime, while leaving the property to UT Health at your death.
- You can designate your gift to start an endowed fund or to support a particular project.

How does it work?

The full value of your gift benefits a tax exempt organization— the organization doesn't have to pay capital gains tax on appreciated property.

Planning Tips

- If you are planning to sell or transfer property in the near future, contact us to discuss creative ideas to minimize your transfer taxes and make a gift.
- Gifts of real estate can be made either with the entire parcel, or by giving UT Health San Antonio a partial interest in the property.
- Mortgage-free properties provide you with greater tax benefits than mortgaged properties.
- Gifts of real estate require a qualified appraisal and can take time to complete—contact UT Health San Antonio early in your decision-making process.
- You may need to provide the following information:

Legal name: UT Health San Antonio

Federal Tax ID Number: 74-1586031