



REALTY GIFT FUND

CHARITABLE GIFTS OF REAL ESTATE

WELCOME TO REALTY GIFT FUND

Realty Gift Fund offers donors and the advisory community a safe process to contribute real estate of any type... anywhere... to the nonprofit world. RGF is a specialized 501(c)3 nonprofit that exclusively accepts gifts of real estate and exists solely to support the nonprofit world. Once accepted and readied for market, properties are sold, and net proceeds are granted to other nonprofits as directed by Donors.

RGF evaluates, accepts title, and assumes the ownership risk of the real estate gifting process. We use our expertise and cash resources to fix problems and to guide each property through the deed transfers that first completes the charitable gift, and second produces the charitable funds.

After an initial call with a donor or advisor, RGF creates a written roadmap for the donation. The **Net Gift Estimate**® is intended to express the donor's goals and likely outcomes using initial assumptions of values and, as the transaction progresses, is modified to reconcile actual revenues and costs to final results. Parties to our donations appreciate the transparency (see the testimonials on our website).

Our donation agreement is between the donor and RGF and, after completing the charitable gift, RGF provides all IRS documents to the donor. After the sale, RGF grants the remaining charitable funds as agreed in the Donation Agreement. Nonprofits we support never assume any risk of a complex gift.

RGF retains a small share of the net proceeds it produces. This share is a flat amount, from a minimum of \$20,000 (with exceptions) up to (on average) \$30,000, as set forth in each donation agreement.

RGF's collaborates with the nonprofit community, employing its expertise and resources to accept:

- Outright Gifts of Whole Interests or Partial Interests
- Contributions from LLC's, LLP's, C-Corps, Trusts
- Bargain Sales When Donors Need Partial Cash Payments to Pay Off Debt or Personal Uses
- Residential Property, Commercial Property or Vacant Land
- No Geographic Limits
- Free/Clear or Debt Encumbered Properties
- Clean/Ready or Worn/Underperforming Properties
- Bequests

We look forward to working with our donors and their advisors and invite each of you to reach out any time to discuss questions or a potential gift, or simply to learn more.

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"Who We Are... What We Do"

(4-Minute Video)

<https://youtu.be/51xBHOkMBtc>