



CATHOLIC CHARITIES USA

DONATING GIFTS OF REAL ESTATE

Frequently Asked Questions

- 1. What types of properties does Catholic Charities USA (CCUSA) accept?**

CCUSA considers single family and multifamily residential, retail, office, industrial and agricultural properties. CCUSA does not accept timeshares.
- 2. In the simplest of terms, what is CCUSA's real estate donation process?**

An initial property evaluation is conducted by CCUSA. Upon acceptance and donation, the property is sold.
- 3. What are the tax benefits of donating real estate to CCUSA?**

The donor qualifies for a charitable tax deduction based on the property's fair market value.*
- 4. What out-of-pocket costs is the donor responsible for during this process?**

The donor is required to pay for the qualified appraisal, which can range from \$500 to \$2,500. Other costs vary and are negotiable.
- 5. How long does it take to complete the donation process, from start to finish?**

Once a non-binding Letter of Intent is signed, CCUSA begins a 10-day due diligence period. After that, a typical timeframe is 60 to 90 days from the date the agreement is signed.
- 6. What happens to the property after it is donated?**

Once the donation is made and the title is transferred, the property will be marketed and sold.
- 7. How does CCUSA determine the property's fair market value for tax purposes?**

All real estate donations to CCUSA require an independent valuation (a "qualified appraisal") in accordance with IRS regulations; the donor is responsible for obtaining this independent valuation.*

8. What is the difference between the “fair market value” (FMV) and the “donation amount”?

The FMV is the price of the property as determined by the independent qualified appraiser and is the basis on which the charitable deduction is calculated for tax purposes. The donation amount is the net proceeds available for charitable purposes upon the sale of the property.

9. In addition to outright donations, are there other planned giving arrangements available?

Yes! Donors may choose to have their donation placed in a Donor Advised Fund (DAF) or donate property in exchange for a lifetime income stream in the form of an annuity.

10. How will my donation of real estate support the mission of CCUSA?

Net proceeds from the sale of donated properties will be used to care for underserved and vulnerable communities throughout the United States.

To get started, contact us directly:

Luis Maquez

Senior Director, Annual Giving

lmaquez@CatholicCharitiesUSA.org

703.236.6235

To learn more, www.CatholicCharitiesUSA.org/ways-to-give/real-estate/



**CCUSA recommends that anyone considering a donation of real estate consult with their legal and financial advisor as well as a tax professional to understand IRS rules and regulations and the implications of their individual situation. This is not limited to understanding the value and timing of their tax outcome.*