REAL PROPERTY GIFTS MAKE SENSE

By transferring your property to a Yellowstone Charitable Remainder Trust, you can take advantage of a number of tax and income benefits.

TURN YOUR APPRECIATED PROPERTY INTO INCOME:

- Ranch or Farm Land
- Undeveloped Land
- Commercial Property
- Stock or Mutual Fund
- Rental Property
- Condominium or Vacation Home

LET US SHOW YOU HOW YOUR PROPERTY CAN PRODUCE MULTIPLE BENEFITS FOR YOU AND YOUR FAMILY WITH A

YELLOWSTONE CHARITABLE REMAINDER TRUST

CONTACT US TODAY!

2050 Overland Ave.
Billings MT 59102
PO Box 80807
Billings MT 59108

406-656-8772
1-800-879-0850

www.yellowstonefoundation.org

This information is not intended as tax, legal or financial advise. Gift results may vary. Consult your personal financial advisor for information specific to your situation.

Before you sell, consider the benefits of a Yellowstone Charitable Remainder Trust.

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How A CRT Works

1. You need to sell and retire from the ranch, farm, or rental business.
2. Selling will trigger a Capital Gains Tax.
3. You need income tax relief.
4. You need retirement income.
5. You don’t need investment worries.
6. You don’t want to lose value in the sale of your property.

6 Reasons to Give Real Property

There are a number of reasons to consider a Yellowstone Charitable Remainder Trust:

The Yellowstone Charitable Remainder Trust

Here are just some of the benefits of creating a Charitable Remainder Trust (CRT) with a gift of land or other real property:

Capital Gains Tax Savings

When you transfer your appreciated property to a CRT, you avoid any capital gains tax on the sale. This is because the CRT is exempt and can sell your property tax-free. The full value of the property will be working for you.

The CRT can generate income for you and your family for life or for a term of years.

Charitable Tax Deduction

You receive a substantial charitable contribution deduction in the year the CRT is created that generates immediate income tax savings for you.

Increased Income

The CRT typically reinvest sale proceeds with the goal of income and growth. The CRT must pay no less than 5% of the value of the property in the trust annually to you or your family. Assuming the trust return exceeds what is paid out, the CRT may grow and so your income could increase over time.

Leave a Legacy

Once all income has been paid, the CRT distributes what remains to Yellowstone to benefit the troubled children we support.