



Gift of Real Estate

Transforming Realty to Gift Reality

Want to make a big gift to the William Daniel Mills Theatre without touching your bank account? Consider giving us **real estate** (real estate can be a personal residence, vacation home, timeshare property, farm, commercial property or undeveloped land). Such a generous gift helps us continue our work for years to come. And a gift of real estate also helps you. When you give us **appreciated property** you have held longer than one year, you qualify for a federal income tax charitable deduction. This eliminates **capital gains tax** (tax on the growth in value of an asset—such as real estate or stock—since its original purchase). And you no longer have to deal with that property's maintenance costs, property taxes or insurance. Another benefit: You don't have to hassle with selling the real estate. You can deed the property directly to the WDM Theatre or ask your attorney to add a few sentences in your will or trust agreement.

When you make a gift today of real estate you have owned longer than one year, you qualify for a federal income tax charitable deduction equal to the property's full fair market value. This deduction lets you reduce the cost of making the gift and frees cash that otherwise would have been used to pay taxes. By donating the property to us, you also eliminate capital gains tax on its appreciation.

A gift of real estate through your will or living trust allows you the flexibility to change your mind and the potential to support our work with a larger gift than you could during your lifetime. In as little as one sentence or two, you can ensure that your support for the WDM Theatre continues after your lifetime

Next Steps

1. Contact us at info@wdmtheatre.org for additional information or to discuss the variety of giving options.
2. Seek the advice of your financial or legal advisor.
3. If you include in WDM Theatre in your plans use our legal name and federal tax ID

Legal Name: WDM Theatre Corporation

Address: 13506 Summerport Pkwy Ste 331, Windermere, FL 34786

Federal Tax ID Number: 92-0372198



Perhaps you like the tax advantages a gift of real estate to our organization would offer, but you want to continue living in your personal residence for your lifetime. You can transfer your personal residence or farm to the WDM Theatre but keep the right to occupy (or rent out) the home for the rest of your life. You continue to pay real estate taxes, maintenance fees and insurance on the property. Even though the WDM Theatre would not actually take possession of the residence until after your lifetime, since your gift cannot be revoked, you qualify for a federal income tax charitable deduction for a portion of your home's value.

An Example of How It Works

Janet purchased a rental property years ago and has watched it grow steadily in value. Still active in her career and traveling frequently, she's beginning to find management of the property more and more of a hassle. At this stage of her life, Janet has decided to move to a 55+ condominium development, where all exterior maintenance is provided and she doesn't have to worry about security issues. Janet sees this as an opportunity to give her rental property to a charity that's important to her while realizing valuable tax benefits.

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