

Real Property

Make a Big Gift Without Touching Your Bank Account



Gifts of real estate to San José State can include personal residences and vacation homes, rental properties, farmland and commercially developed land. Avoid the hassle of selling a piece of property and, at the same time, receive significant financial and tax benefits for you and your heirs. A gift of real estate releases tied up potential, enabling you to make a bigger charitable difference than you may have thought possible.

How it Works

A qualified appraisal will help you establish the estimated market value of the property you wish to donate.

- SJSU will gather documentation from you to assess the property for compliance with university acceptance policies.
- Your real property may be given to SJSU by signing a deed transferring ownership.
- Your gift qualifies for a tax deduction based on its full market value. You also avoid any capital gains tax on the charitable gift that would otherwise arise from the sale of the property, provided you donate the property prior to entering into a sales contract.

Ways to Give Real Property

Make a Gift Today

Make an outright gift of property that you've owned for more than one year and:

- Receive a significant charitable deduction equal to the property's fair market value.
- Eliminate capital gains tax on the property's appreciation.

- Free yourself from the costs and responsibilities of ownership.
- Reduce your future taxable estate.

Through Your Will or Living Trust

Consider leaving the property in your will or revocable living trust. You can change the gift at any time but continue ownership, ensuring a future gift to SJSU without using assets today.

Retained Life Estate: Donate Your Home, but Keep Living There

A retained life estate enables you to deed a personal residence or farm to us now and receive a large tax deduction—but keep living in your home for the rest of your life.

You continue to pay real estate taxes, maintenance fees and insurance on the property. You can even decide to rent your home or make improvements to it. After your lifetime—and the lifetime of anyone you choose to retain rights to live in the home—the property is transferred to SJSU.

Fund a Charitable Remainder Unitrust or Charitable Gift Annuity

Transform a low-yield real estate asset into a higher yield stream of income by establishing a charitable remainder unitrust or charitable gift annuity with SJSU.

Receive an immediate tax deduction for the charitable portion of the gift and avoid up front capital gains tax. After your lifetime, we receive the remainder. You can even use the income stream—or the money you save on taxes—to purchase a life insurance policy with your heirs as tax-free beneficiaries.

Partial Interest Gift or Bargain Sale

You can donate real property and receive a lump sum of cash and a charitable

deduction at the same time. Donate an undivided percentage of the property to SJSU prior to sale, subject to our agreement. You receive a tax deduction for the amount gifted plus proceeds from the sale proportional to the fractional interest you retained.

A bargain sale occurs when you sell real estate directly to SJSU for less than its current fair market value, also subject to your agreement with the university. You will receive a cash payment from SJSU for the sale price and a charitable deduction for the difference between the sale price and the higher fair market value. Both ways are especially well-suited to gifting mortgaged property.

For more information contact the Planned Giving team at planned.giving@sjsu.edu or call 408-924-1120.



Not long after Janice Dong, '64 Elementary Education, got her teaching credential at San José State, she and her husband Ron began investing in real estate. Following their retirement, the Dongs gifted one of their rental properties to San José State to create a charitable remainder trust. In return, they received a large tax deduction, bypassed the capital gains and now have added income. The remainder from their trust will establish a scholarship benefiting underrepresented and economically disadvantaged students, creating opportunities for future generations.