



**FAIRMONT STATE
FOUNDATION**

PERSONAL PLANNING NEWSLETTER

IN THIS ISSUE

- Maximize Investments
- Selling Real Estate
- Giving Collections
- Your Noncash Assets

Getting + Giving the most from your Assets



HOME

STOCKS

JEWELRY

ART



HOW TO MAXIMIZE YOUR INVESTMENTS

Do you own highly appreciated stock or other investments that, if sold, would result in a high tax bill? Are your CDs or other investments producing a lower return or less income than desired? If you are looking for ways to manage your investments, maximize their worth and minimize taxes, there are a number of charitable strategies that can help you achieve your goals. Here are three options to consider.

OUTRIGHT GIFT One of the easiest ways to lower taxes on an investment is to make a tax deductible gift of the asset to our organization.

CHARITABLE GIFT ANNUITY CDs or other investments that produce little or no income can be exchanged for a charitable gift annuity that makes fixed payments for life.

CHARITABLE REMAINDER TRUST Investments that have appreciated can be used to fund a charitable remainder trust that will generate income and tax savings.

www.fsufoundation.org

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DON'T SELL YOUR REAL ESTATE WITHOUT READING THIS

Selling a home, farm or second residence can be an emotional decision and may create a huge tax bill if the property has appreciated in value. If you want to do something more with your property, there are a number of options worth considering. Charitable planning techniques can help you sell your property in a tax-efficient manner and support the causes that mean the most to you.

Charitable Remainder Unitrust	Sale and Unitrust	Bargain Sale	Charitable Life Estate
With this plan you transfer your property to a trust that sells it tax-free and reinvests to produce income.	Here you transfer a portion of the property to a trust and then the property is sold.	You sell the property to a charity at a discounted price.	You transfer (by deed) your personal residence or farm to our organization.
You can receive income from the trust for life or up to 20 years.	You receive some cash proceeds from the sale. The proceeds in the trust are invested to pay you income for life.	You receive cash immediately from the sale based on the agreed upon price.	You retain the right (in the deed) to remain living in the property for the rest of your life.
You receive a charitable income tax deduction based on a qualified appraisal of your real estate.	You receive a charitable income tax deduction based on a qualified appraisal of your real estate.	You receive an income tax deduction based on the difference between the sale price and fair market value.	You receive an income tax deduction based on your age and the value of the property.

While these are the most common charitable strategies involving real estate, there are some variations to these plans. Please contact us to discuss your specific property, needs and goals. We would be happy to provide you with a free illustration of the potential benefits of any of these plans.



PICK, COLLECT AND SAVE: PROTECTING YOUR FINDINGS FOREVER

With the growing popularity of “pickers” and collectors, chances are you have some antiques, items you have inherited or collections that are important to you. Have you ever thought about what would happen to them in the future? Whether you collect coins, buttons or vintage bicycles, if you have worked hard to maintain and preserve these items, you want to make sure they retain their value.

Here are some questions to consider as you think about how to preserve your valuables.

FIRST think about your collection.

- Where are your items located?
- How are they used (or stored)?
- What is their condition?
- What must be done to maintain them?
- What is their value?

SECOND think about your plans for these items.

- Will you one day sell these assets?
- Do you wish to give all or parts away during your life?
- Are the items worth more as one collection or as individual parts?
- What people or museums have shown (or would show) an interest in your collection?

FINALLY consider what you want done with the property after your life.

- Do you have someone who knows how to care for/sell/distribute it?
- What has monetary or sentimental value?
- Is the inventory on paper or in your head?
- Are your directions for the collection in writing, or in your head?

As you think about these questions, remember that your items may not hold the same value for others. If you choose to give them to family, they might cherish and keep these items, but they may sell them. You can also choose to give your valuable items to our organization. We may display or sell these assets to someone who appreciates them in order to support our mission.

It's important that you make your intentions clear so that your gift produces the outcome you desire. In most cases, you can maintain a list of the items in your collection and what you want done with each, which your estate administrator can follow. Because you maintain the list, you can update it without visiting your attorney. Your attorney will reference the list in your will.

If you have questions, or if you wish to include our organization in your plans, please contact us. We can help you work on a plan that values your items the way you desire.

MAKING A GIFT OF NONCASH ASSETS CAN HELP YOU IN THE FOLLOWING WAYS:

If you give appreciated assets, you can avoid paying capital gains tax.

You will receive a charitable deduction for your gift which can lower your tax bill.

You can make a gift today while preserving your cash for immediate or future needs.

You and your family can receive benefits such as lifetime income.

You may be able to make greater gifts than you ever thought possible.



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YOU MIGHT BE SURPRISED AT WHAT YOU OWN

What types of noncash assets do you own? A gift of any of these assets can provide you with benefits (such as income and tax savings) and help Fairmont State University.

- CDs and money market accounts
- Securities such as stocks, bonds and mutual funds
- Real Estate such as commercial, rental, farm, ranch and vacation homes
- Life Insurance Policies
- Tangible Personal Property such as art, coins and collectables
- Retirement Accounts

HOW YOU CAN GIVE AND BENEFIT

There are a number of ways that you can benefit from making a gift of your assets to charity. Here are some strategies:

OUTRIGHT GIFTS Make a direct gift of your asset to us and receive tax savings.

DONOR ADVISED FUND Make a gift to support your favorite causes and receive tax savings.

CHARITABLE LIFE INCOME PLANS Create income for you and your loved ones through giving.

GIFT & SALE Sell your asset tax free, receive cash and make a charitable gift.

UNITRUST AND SALE Receive tax-free cash and lifetime income while making a charitable gift.

CHARITABLE LIFE ESTATE Make a gift of your home or farm, remain living there and save on taxes.

ESTATE GIFTS Make a gift that will remove an asset from your estate and leave a lasting legacy.

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