

BRIDGE BUILDER SOCIETY GIFTS OF REAL ESTATE

WHAT IS A GIFT OF REAL ESTATE?

A gift of real estate is a generous way to support Child Bridge by donating eligible property.

WHY CONSIDER A GIFT OF REAL ESTATE?

With this gift, you can:

- Avoid capital gains tax on appreciated property
- Get potential federal income tax deduction
- Qualify for the Montana Endowment Tax Credit (if used in a planned gift structure)
- Make a significant impact—often larger than a cash gift

WHAT CAN YOU GIVE?

Eligible Property Types Include:

- Personal residences or vacation homes
- Commercial or rental properties
- Ranch or timberland
- Farmland or agricultural properties

SIMPLE STEPS TO GIVE

1. Reach Out

- Contact us to start the conversation confidentially.

2. Property Review

- We'll gather basic information to evaluate the gift.

3. Gift Planning

- We'll work with you and your advisors to determine the best structure.

4. Transfer & Documentation

- Once approved, we'll help coordinate the transfer.

5. Recognition & Impact

- You'll receive acknowledgement, potential tax benefits, and become a member of the Bridge Builder Society.

Important Note:

Gifts must be reviewed for marketability, legal/title standing, and environmental considerations.

FLEXIBLE GIVING OPTIONS

- 1. Outright gift**
 - Donate full ownership now.
- 2. Retained Life Estate**
 - Give now. Live there for life.
- 3. Bargain Sale**
 - Sell below market value to benefit Child Bridge.
- 4. Gift through Trust or Will**
 - Include eligible property in your estate plan.

JOIN THE BRIDGE BUILDER SOCIETY

When you include Child Bridge in your estate plan, you are warmly welcomed into the Bridge Builder Society---a community of visionary supporters committed to lasting change.

AS A MEMBER, YOU'LL RECEIVE:

- **Welcome Packet**
Including a personalized certificate, letter, and mission materials.
- **Quarterly Impact Updates**
Stories that show the difference your legacy is making.
- **Personalized Year-End Recognition**
A personal note with a recap of your giving impact.
- **Special Invitations**
To appreciation gatherings or special events.
- **Ongoing Legacy Care**
We steward your intent with care-even after your gift is fulfilled.



Let's Talk About Your Considerations.

We're here to help you assess your options, understand the tax benefits, and align your gift with your values and goals.

Scan the QR Code or go to calendly.com/rbrooks-childbridge to book a meeting or learn more.