

Real Estate

The university accepts gifts of real estate including personal residences, second homes, farms, commercial or income property, and land that offer a wide variety of tax and other benefits. Gifts of real estate can provide an opportunity for charitable giving while reducing taxes and removing the liquidity hurdle.

Real estate, an illiquid asset, often represents a large portion of a donor's net worth and the taxes on the sale of real estate negate appreciation gains for property owners relying on real estate proceeds to provide income after retirement. Real estate owners face a capital gain tax that may be due upon the disposition of highly appreciated real estate assets, specifically investment real estate, which is not subject to the \$500,000 exclusion from capital gain taxes.

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