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# Bargain Sale

*Ideal for someone who owns appreciated property, wants to gift it to the Foundation, and also wants the cash proceeds or debt relief.*



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## How it works

*A bargain sale works just like any other sale except the sale's price is less than the property's value. You transfer an asset to us and receive a tax deduction equal to the property's value less the sales price.*

**CHARITABLE DEDUCTION.** You receive a charitable deduction for the difference between the fair market value of the property transferred and the cash received in the bargain sale.

**CASH OR DEBT RELIEF.** You sell the property to us and receive a cash payment or debt relief.

**BARGAIN SALE.** You receive the cash or debt relief you desire, and we receive a

valuable property for a payment that is less than the fair market price. The difference between the sale's price and the appraised value of the property is treated as a gift.

**RETIREMENT ASSETS** can also be used to fund a charitable trust to provide for loved ones. The trust can pay income to your loved ones for the period of time you designate, after which the trust balance will be distributed to us. This strategy also produces estate tax benefits.



### Objective

You may desire to leave your house or farm to us in your estate plan, but you want to continue to live on the property and want tax benefits now.



### Solution

You can deed a home or farm to us but keep the right to use the home or farm for your lifetime.



### Benefits

Receive a federal income tax deduction for the present value of the remainder interest in the home or farm.

Use You are able to use and control the home or farm for the rest of your life