

# Taxes on Sale of Real Property

## CRUT

### Charitable Remainder Trust

- Charitable component-
  - Philanthropic desire, desire for charitable giving
  - Greater community foundation
  - Give an asset to be sold, they will pay the tax at their tax rate (0%)
- Remainder trust component-
  - How does this affect you?
    - The charity is able to get some of that money back to you
      - Income stream - Less than 5% of the total value per year
  - Another option:
    - Take the amount received from the charity and pay for a life insurance policy and your heirs will also benefit.
- There are many variations of a Charitable Remainder Trust