



**B A R G A I N
S A L E**

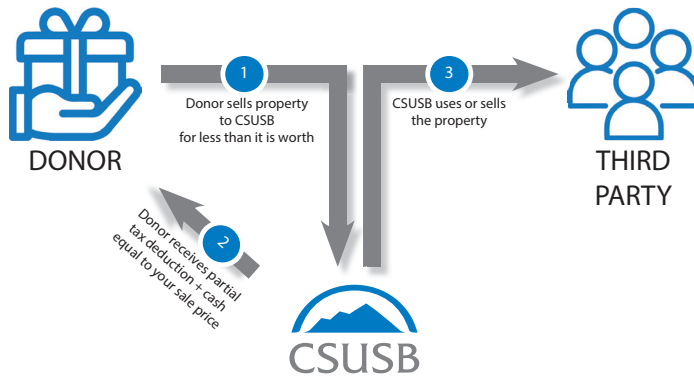
GIFT GUIDE



**CALIFORNIA STATE UNIVERSITY
SAN BERNARDINO**

Planned Giving

WHAT IS A BARGAIN SALE?



A Bargain Sale is the sale of property to CSUSB for less than the fair market value. This method of planned giving offers numerous tax benefits and added income.

YOU BENEFIT MORE BY SELLING YOUR PROPERTY TO CSUSB IN A BARGAIN SALE

Are you thinking about selling your home, vacation home, rental property, vacant land, or farmland? Are you looking for a way to support the causes that matter most to you? If so, we would suggest a bargain sale as a terrific option for you. A bargain sale is a simple and tax-efficient way to sell your real estate while creating your legacy with a gift that helps to **transform tomorrow** at CSUSB.

HOW DOES A BARGAIN SALE WORK?

A bargain sale is the sale of property for less than fair market value. With a bargain sale, CSUSB would purchase your property from you at a reduced, mutually agreeable price, less than what you would ordinarily sell it for in the market. You receive the cash from the sale and a charitable deduction for the difference between the market value and the purchase price.

GETTING STARTED

If you own property you wish to sell, and a bargain sale sounds like an appealing option for you, here are a few steps you can take to get started:

Appraisal: Get a qualified appraisal to determine your property's value.

Sales Price: Contact our Office of Planned Giving to discuss a sales price that works for you and CSUSB.

Transaction: Work with our Office of Planned Giving on the sale transaction. We'll help you every step of the way.

BENEFITS OF A BARGAIN SALE

ACCOMPLISH YOUR GOALS USING REAL ESTATE

If you are considering the sale of your property, here is how a bargain sale can help you meet your goals:

Avoid Capital Gains

You will avoid paying capital gains tax on your gift to CSUSB.

Tax Savings

The deduction from your gift will provide you with valuable tax savings that may reduce your tax bill this year.

Added Income

With the cash received from the sale, you may think about reinvesting to create more income from your gift.

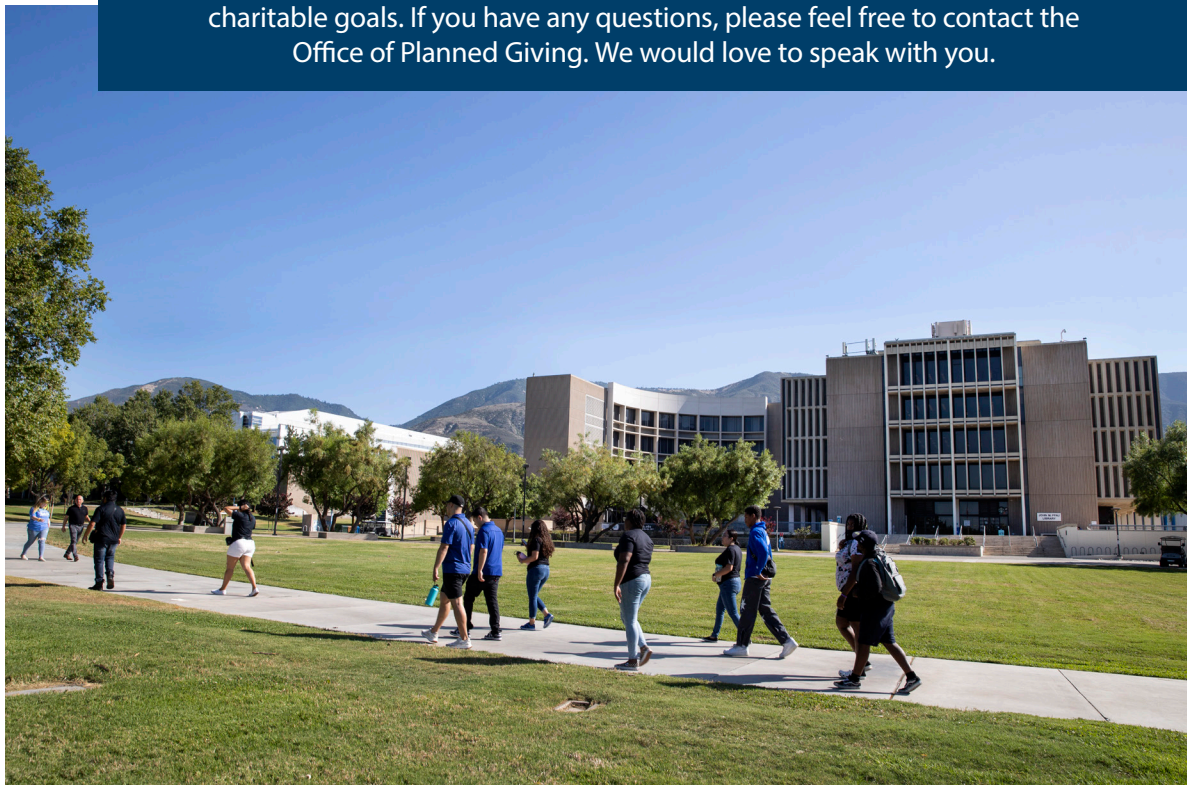
A Bargain Sale Works for Mortgaged Property

A bargain sale can work well for the sale of your real estate even if there is still a mortgage associated with your property. When the real estate is sold to CSUSB, you may be relieved of your debt obligation. While you will pay tax on this debt relief, just as if you received cash, it is possible that your gift to CSUSB will partially or fully offset the taxable gain on your relief of indebtedness.

ONE GIFT, A LIFETIME INVESTMENT.

Let CSUSB help you sell your property and achieve your goals.

Let CSUSB help you sell your property in a way that achieves your goals and benefits you, and helps to **transform tomorrow** at this great university. With the help of a bargain sale, you can achieve both your personal and charitable goals. If you have any questions, please feel free to contact the Office of Planned Giving. We would love to speak with you.





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