

Real Estate: The Untapped Philanthropic Powerhouse

Unlock greater impact and tax efficiency by leveraging appreciated property for charitable giving.

Swipe for insights →

THE DATA

30%

AGI Limit for Appreciated Property

Donating long-term appreciated real estate to public charities can allow for a deduction of up to 30% of the donor's adjusted gross income.

This significant tax provision enables philanthropists to contribute substantial real estate assets, often avoiding capital gains taxes on the appreciation. This strategy maximizes the charitable impact while providing substantial personal financial benefits. Unused deduction amounts can typically be carried forward for up to five years, offering extended planning flexibility.



Source: Wealth.com · Published April 10, 2026

01

Maximize Impact: Avoid Capital Gains with Real Property

Donating appreciated real estate directly to a qualified charity or into a Donor-Advised Fund (DAF) offers a powerful tax advantage: avoiding capital gains taxes on the property's appreciation. This means the full value of the asset goes towards the charitable cause, significantly increasing the size and impact of the gift compared to selling the property first and donating the cash proceeds. This approach is particularly effective for highly appreciated assets held for a long period.



02

DAFs: Flexible Vehicles for Complex Real Estate Donations

Donor-Advised Funds (DAFs) provide a streamlined and flexible solution for real estate-based philanthropy. They allow donors to contribute complex assets like real estate, receive an immediate tax deduction, and then recommend grants to multiple charities over time. This decouples the asset contribution from the grant-making process, offering administrative convenience and strategic control over philanthropic distributions, making it an ideal tool for long-term giving strategies.

MIT, Nvidia, Google & IBM-Trained. Cross Domain-Expert: Quantum, AI, Ethics, Sovereignty, Intelligence, Philanthropy. Solepoint Planning. VUI AI Cloud Architect. AI Certifications Development. Quant/AI Instructor. Castor Venture Club Member. Associate Broker.

George Arnold Alexander, III

Associate Broker, Intelligence Officer, Instructor, ALEX.

+1 713.918.9951 · george@alex.realestate

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy