



CAPSTONE LANDS

THE UNIVERSITY OF ALABAMA

Land holds the promise of tomorrow.

Why donate land?

Donating land to The University of Alabama through Capstone Lands creates a proud legacy for the donor and is a valuable investment in the lives of future students at the University.

Professionalism you can count on.

Our staff of professionals have years of experience in being trustworthy stewards of the land, so you can have full confidence that your gift will be handled with the utmost care.

The University of Alabama manages more than 45,000 acres of land, including approximately 8,000 acres in environmental easements.

Properties to consider donating to Capstone Lands:

A family farm or ranch

A home

Investment properties you no longer need

Properties that have appreciated substantially

Timberland

Unused properties



This publication is not intended to provide legal, financial or other professional advice. When making decisions regarding charitable gifts that may have tax consequences or otherwise affect your estate planning, you should retain the services of appropriate advisors. For example, you should consult an attorney before revising your will or other legal documents. You should also remember that the value of some potential tax deductions are based on applicable federal discount rates and can change on a monthly basis. In addition, each state has its own tax laws and some of the ideas suggested in this publication may not be of benefit to you under the laws of your state of residence.

Choosing the right time to donate

You have several options from which to choose when deciding when you should make a charitable donation of land to the University. Each option has various advantages and you can select which one best suits your personal needs. The Office of Planned Giving will work with you and your attorney and/or accountant to help you with your decision.

Donate now

Making an outright gift of property you no longer need is usually a simple process and offers attractive tax savings. Generally speaking, you will receive a charitable income tax deduction for the full current value of the property, regardless of your original purchase price. You will not be responsible for the capital gains tax on the property because it is a charitable donation.

Donate later

You may wish to set up a donation of property to UA through your estate plan or will. This testamentary gift of real estate allows you complete control and use of your property throughout your lifetime. After the property passes through your will to the University, it can be sold with the proceeds benefiting those programs on campus previously chosen by you. If the property generates income from timber or other natural resources, the experienced personnel at UA will manage the property so that it produces an income stream in perpetuity.

Donate now and continue to use

You can deed a vacation home, principal residence or farm to UA now, but retain use of it throughout your lifetime. You will receive an immediate charitable income tax deduction, and later your estate tax liability will be reduced.

Whatever way you choose to donate property to Capstone Lands at The University of Alabama, you may select those programs on campus that will benefit directly from your donation.

Estelle Gardner Taylor donated land in Jefferson County that she inherited from her sisters, Anne and Louise Gardner. All three sisters graduated from UA and their mother's family had a long history of attending The University of Alabama. Estelle directed that the proceeds from the land she donated be placed in a general scholarship fund for UA athletes.



When Phyllis Jackson Todd decided she no longer needed rental property in Tuscaloosa that she and her husband had purchased years earlier, she donated the property to UA. Phyllis directed that the funds generated from the sale of the property be used to create The Mary Phyllis Jackson Todd Endowed Library Fund and The John Norton Todd III Memorial Endowment.



Bill Oakley made arrangements through his estate plans to donate 1,000 acres of family land in south Alabama to the University. Bill expressed full confidence in putting land that has been in his family for decades into the experienced hands of the professionals as UA. "I believe that if the University has control of the property, that they will look after it properly, manage it, and tend it," he said.



The University of Alabama appreciates the generosity of all donors and follows the policies of The Board of Trustees of The University of Alabama when accepting gifts of real estate. Generally speaking, land that is held in endowment will be managed by UA, with the income supporting the programs on campus you specify. Proceeds from land or other property that is sold are invested in the University's endowment pool with income supporting those programs on campus that you specify. Endowments may carry your name or be named in honor of another loved one. The Board of Trustees of The University of Alabama renders final approval of most transfers of real estate.

FAQ about Capstone Lands at UA

Q. Why should I donate land?

A. You may save on taxes, reduce the estate burden on your family, and support UA with your gift.

Q. May I decide where proceeds from my gift are directed?

A. Yes. You choose which programs at UA you want your gift to directly support.

Q. How do I know my donation of land will be managed properly?

A. Our professionals at UA have years of experience and manage more than 45,000 acres of land, including approximately 8,000 acres in environmental easements.

Q. Is it a difficult process to donate land to UA?

A. Not really. The gift acceptance process of transferring property to UA may take a little time, but the staff at the Office of Planned Giving will work with you and your advisors to make the process run as smoothly as possible.



You are invited to become a part of Capstone Lands and build a legacy for yourself and your family. At the same time, you will be investing in the future of The University of Alabama and the students who will one day call it home.

If you have any questions about donating land to the University, please call us at the Office of Planned Giving at (888) 875-4438.



THE UNIVERSITY OF ALABAMA
THE CAPSTONE OF HIGHER EDUCATION

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