



Gift of life estate

Make a charitable gift of real estate while retaining use of it during your life.

You can support your favorite causes by gifting property. Called a gift of life estate, this giving option lets you continue to use or rent the property during your lifetime and potentially receive a charitable income tax deduction.

With a gift of life estate, you deed your property to Thrivent Charitable Impact & Investing™. The deed states that you, the donor, retain the right to use the property during your lifetime. You also enter into a life estate agreement that spells out responsibilities for the property. Upon your death, Thrivent takes immediate possession of the property—it doesn't go through probate. Thrivent then sells the property and the net proceeds are directed to your donor-advised fund to support the charities and causes that mean the most to you. [Gift Minimum: \\$200,000.](#)



Benefits of giving property

Support favorite charities or causes. Proceeds from the sale of your property are directed to your donor-advised fund, where it's invested and managed to provide ongoing support to your recommended charities or causes.

Giving flexibility. During your lifetime you may use the property for personal use or rent the property to generate income. If you determine that you no longer wish to use the property, you can: 1) arrange for a joint sale of the property with Thrivent and receive a portion of proceeds equal to the value of your remaining life estate interest; or 2) deed your remaining life estate interest to Thrivent Charitable Impact & Investing and possibly receive an additional income tax deduction for that gift.

Possible reduced taxes. You may receive an immediate charitable income tax deduction for a portion of the appraised value. For federal income tax purposes, you may deduct up to 30% of your adjusted gross income in the year of your gift. Any unused charitable deductions may be carried over for an additional five years.

Lower estate taxes. By making a life estate gift, you may reduce the size of your estate and possibly your tax liability.

No probate. The property given is not subject to probate.

Ease of transfer. Because Thrivent will coordinate the sale of the property upon your death, the personal representative of your estate will not need to deal with selling the property.

Donor story

The donors. A couple with a lake cabin has three adult children who no longer live in the area and have no future interest in using the cabin.

Their gift. The donors gave their lake cabin to Thrivent Charitable Impact & Investing, reserving a life estate for their lifetimes. They received an immediate income tax deduction and will continue to use and maintain the cabin while living. They now have the peace of mind that when they die, their cabin will not be included in their estate and not go through probate. When Thrivent eventually sells the property, proceeds will go to their donor-advised fund to provide support to the donors' favorite charities.

About us

We believe humanity thrives when people make the most of all they've been given. Thrivent Charitable Impact & Investing helps people do just that—bring their generosity to life so that they can support the organizations and causes closest to their hearts, now and into the future. Grounded in our purpose to serve, we take a holistic, personalized approach to help our donors create strategic charitable plans and give in a way that best reflects their values and financial priorities. Together, we are committed to creating positive impact and inspiring lasting change in our communities.

Are you ready to make the most of your giving?

We can help you determine if a gift of life estate is right for you. Contact your Thrivent financial professional, visit thriventcharitable.com or call 800-365-4172.

How it works



Donor



Gift of real estate



Donor-advised fund



Support to your favorite causes & charities

Thrivent Charitable Impact & Investing, a separate legal entity from Thrivent, the marketing name for Thrivent Financial for Lutherans, is a public charity that serves individuals, organizations and the community through charitable planning, donor advised funds and endowments. Thrivent Charitable Impact & Investing works collaboratively with Thrivent and its financial professionals.

Donors must itemize deductions to receive a charitable income tax deduction. Charitable giving can result in tax, legal and financial consequences. Thrivent Charitable Impact & Investing does not provide legal, accounting or tax advice. Consult your attorney or tax professional. According to the Uniform Prudent Management of Institutional Funds Act (UPMIFA), be advised that distributions from the endowment fund may include principal as well as earnings from time to time.

To ensure compliance with IRS requirements, be aware that any U.S. federal tax advice that may be contained in this document is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing and recommending to another party any transaction or matter addressed herein.