

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® (Thrivent Charitable). 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 Charitable takes immediate possession of the property—it doesn't go through probate. Thrivent Charitable then sells the property and the net proceeds are directed to your donor-advised fund to support the charities and causes you care about. 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 you no longer wish to use the property, you can: 1) arrange for a joint sale of the property with Thrivent Charitable 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 and possibly receive an additional income tax deduction for the 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 are 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 Charitable will coordinate the sale of the property upon your death, the personal representative of your estate does 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, 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. Since the cabin is a gift, it is not included in their estate and does not go through probate, which gives them peace of mind. When Thrivent Charitable eventually sells the property, proceeds will go to the couple's donor-advised fund to provide support to their favorite charities.

About us

Thrivent Charitable Impact & Investing® brings hope to the world by empowering people to create the change that matters most to them. We open the joy of generosity to all by making it easy for anyone to give to the causes they cherish. We take a holistic, personalized approach to help our donors create strategic charitable plans, illuminating new paths to personalized impact through visionary models, tailored service and deep expertise. Ignited by our faith, we are passionate about creating positive impact and inspiring lasting change in our communities.

How it works



Donor



Gift of real estate



Donor-advised fund



Support to your favorite causes & charities

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 advisor, visit thriventcharitable.com or call 800-365-4172.

Thrivent Charitable Impact & Investing® 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 advisors. It is a separate legal entity from Thrivent, the marketing name for Thrivent Financial for Lutherans.

Insurance products, securities and investment advisory services are provided by appropriately appointed and licensed financial advisors and professionals. Only individuals who are financial advisors are credentialed to provide investment advisory services. Visit Thrivent.com or FINRA's BrokerCheck for more information about Thrivent's financial advisors.

Donors must itemize deductions to receive a charitable income tax deduction. Charitable giving can result in tax, legal and financial consequences. Thrivent, its financial advisors and professionals, and Thrivent Charitable Impact & Investing®, do not provide legal, accounting, or tax advice. Consult your attorney or tax professional.

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.