

UNLOCKING THE POWER OF PROPERTY

Real Estate as a Transformational Estate Gift

Real estate — farmland, commercial property, vacation homes — often represents a family's **largest non-retirement asset**.

Appreciated property can multiply **philanthropic effect**.

ORIGINAL PURCHASE PRICE

\$150,000

CURRENT MARKET VALUE

\$900,000



Capital gains are avoided if donated.

POTENTIAL CHARITABLE IMPACT

\$900,000

Why it Works

- Highly appreciated property avoids capital gains if transferred properly
- Converts illiquid asset into mission impact
- May create naming opportunities or endowment funds

Important Considerations

- Environmental review
- Marketability
- Debt status
- Maintenance obligations



RABUN GAP

RABUN GAP-NACOOCHEE SCHOOL



A WHITE PAPER SERIES ON
ESTATE & PLANNED GIVING



Your legacy can shape the future.

Join the Mountain Legacy Society

A planned gift is one of the most meaningful ways to ensure Rabun Gap's mission endures for generations.

If you have included the School in your estate plans — or would like to explore how to do so — we invite you to connect with our Advancement Office for a confidential conversation.

Through thoughtful planning, Mountain Legacy Society members:

- Sustain access through scholarships
- Protect historic campus assets
- Support faculty excellence
- Ensure Rabun Gap's mission for generations

To explore how your legacy can support future generations of Rabun Gap students, contact:

Paige Spivey

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All inquiries are welcomed and held in strict confidence. We encourage you to consult with your legal and financial advisors as you consider your plans.



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