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Children's National™



Wanda Bissell, member of The Guardian Society

## Making Birthday Memories

For years, children battling cancer at Children's National had something special to look forward to on Wanda Bissell's birthday. Miss Bissell, a member of The Guardian Society and retired government employee who now resides in North Carolina, would round up toys from friends and deliver them to the hospital. It was her unique way of giving back after overcoming a strenuous personal battle with acute lymphocytic leukemia (ALL).

"I was diagnosed with leukemia when I was 40," she recalls. "I learned that ALL is a cancer common in children. As time went on, I thought there must be something I can do to help young people who may be suffering with this awful illness. That's when I decided to call Children's National."

Miss Bissell met Debbie Freiburg, Vice President of Nursing at Children's National, who became a strong ally in her quest to bring cheer to children as they battled cancer. "Debbie first greeted me with small red wagons, which we used to transport all the gifts I had packed in my car. She then led me from one child's room to the next," remembers Miss Bissell. "I dropped off games, coloring books, and electronic toys to the children, who smiled from ear to ear. It was wonderful the first time I did it, and it became a birthday tradition."

"As time went on, I wanted to make a lasting difference. I decided to name Children's National in my will and designate my gift to the Center for Cancer and Blood Disorders," she says. "It was easy. I just called Children's National and spoke with Vikki Ismael, Senior Associate Director of Gift Planning, and she was right on it! Mrs. Ismael gave my attorney the specific language to be included in my will."

Miss Bissell, who now spends her time birding and walking dogs, believes her estate gift will have a real impact in children's lives. "I know what it means to receive a heartfelt gift, which I was given from an unrelated bone marrow donor. While I never met him in person, we did speak once, and for years we exchanged birthday cards. Children's National is a heartfelt place and so giving back was a natural thing to do."

# Life-Stage Planning Opportunities with Real Estate

There are many types of real estate: personal residence, farm, vacation home, condominium, inherited property, undeveloped land, investment real estate, commercial property, or rental property. As you consider your personal planning needs, ask yourself some important questions:

- Is my house or property more than I need at this point in my life? Am I ready to downsize?
- Has my property appreciated in value so that its sale would trigger a substantial capital gains tax if I sell it?
- Am I considering moving to a different state?
- Am I discouraged by the potential challenges of selling my real estate?
- Is it becoming a headache to maintain my property?

If you answered "Yes" to one or more of these questions and you would like to make a significant and meaningful gift to Children's National during your lifetime, you may want to consider a gift of real estate. A charitable gift of real estate offers many advantages, and it can be structured in ways to benefit you and the children we serve. Here are some of the more attractive strategies that have proven effective.

## Maximize Your Tax Deduction through an Outright Gift

Perhaps you own land that you haven't developed or likely will not develop. An



outright gift of real estate to Children's National entitles you to an income tax deduction for the full fair market value of your property as determined by a qualified appraisal (subject to annual deduction limits). You also avoid potential capital gains taxes that would be owed if you sold your property. Of course, donated property must be readily marketable so that Children's National may use the proceeds of your gift to support our programs and services.

## Donate Your Home Now and Live in It

For many years, Bev, age 75, has wanted to make a significant gift to Children's National. She owns her home, but her children (in their 50s) are not interested in owning it. Bev is left



Judah

## A Father's Story

Joshua Kanter, MD, a cardiologist at Children's National, knows a thing or two about empathy. As a physician who treats the smallest and sickest of hearts, he often has difficult conversations with parents. When his own child, 6-year-old Judah, was diagnosed with acute lymphoblastic leukemia, he gained a new understanding of what parents experience in the wake of such news.

"I'm definitely more aware," says Dr. Kanter, whose son continues to embrace life despite his cancer. Upon arriving at Children's National for treatment, the spirited kindergartner often performs a chemo ritual, belting out "I'm getting chemo!" while dancing around the

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## Planning Flexibility: The Charitable Remainder Trust

An important characteristic of a charitable remainder trust is its flexibility. For example:

- You may elect a fixed-dollar amount (e.g., \$10,000 a year for life) or a fixed percentage (e.g., 5 percent of the value of the trust assets as re-determined each year). With the fixed-dollar amount (charitable remainder annuity trust), your annual payments do not change. With the fixed percentage option (charitable remainder unitrust), your annual payments are subject to changes in the market and may fluctuate.
- You may direct annual payments to yourself and/or to loved ones for life or for a specified period of time (up to 20 years).
- You may fund a charitable remainder trust with cash, stocks, bonds, real property, and life insurance. Low-yielding, highly-appreciated assets are good choices to fund the trust.

with selling her property, triggering substantial capital gains taxes. She can make a significant gift of her home today and continue to use it for as long as she wishes. When Bev no longer needs the house, Children's National will sell it and use the proceeds of her gift to help children live healthy lives.

There are various options with a retained life estate gift and specific circumstances to consider, but this is one example of how real estate can be used to meet your personal needs and also support our work. We can assist in planning such a gift to be certain that insurance, property taxes, and other important issues are covered.

### Turn a Vacation Home into an Income Stream

There certainly are many advantages to owning a vacation home; however, insurance, taxes, and maintenance can detract from the enjoyment of these retreats. This is another type of real estate that may be used to create a gift for Children's National.

Did you know that you may convert your vacation home into an income-producing asset by donating it to Children's National through a charitable remainder trust? The property will be sold and the proceeds will be invested to produce income. (Because the trust is a tax-exempt entity, the sale does not incur immediate capital gains taxes that you would realize if you sold it.) You and/or loved ones you

name will receive annual trust payments, and you will receive a current income tax charitable deduction. When your trust terminates, Children's National will receive the remaining trust assets to give children the best possible care. See **Planning Flexibility: The Charitable Remainder Trust** above.

The advantages of donating a vacation home through a charitable remainder trust can include:

- A significant gift to Children's National
- An income tax deduction
- Avoidance of immediate capital gains taxes
- Annual income for life or for a term of years
- Removal of a large asset from your gross estate for federal estate tax purposes

### Find Out More

Planning a gift of real estate requires time and attention to detail. You need to consider a number of factors. The first step is to speak with your advisors as well as a representative of our gift planning team. Together we can explore the advantages of different options for your particular circumstance.

To learn more about these options, contact us by phone or email, or simply use the enclosed card to request our complimentary booklet, **Gifts of Real Estate—Unlocking the Financial Benefits**. We will be glad to help you plan a gift that is both charitably and financially rewarding.



Is Children's National already in your will or other estate plan but you haven't told us previously? If so, please let us know now so we may welcome you to

*The Guardian Society.*

The Guardian Society recognizes the very special people who have included Children's National in their will and other estate gifts. Their forethought and generosity will help to ensure world-class care, advocacy, research, and education at Children's National through a lasting legacy. To learn more about making a legacy gift, please visit our website [www.childrensnational.org/giftplanning](http://www.childrensnational.org/giftplanning) or contact Rita Corwin.

**Our Tax ID is #52-1640402.**



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## A Novel Approach to Cancer Care

Originally from New Zealand, Catherine Bollard, MBChB, MD, a senior scientist with Children's National's Center for Cancer and Immunology Research, joined Children's National in the fall of 2013. As a world leader in the area of immunology and immunotherapy, Dr. Bollard's work expands our understanding of cancer in pediatric patients. Specifically, she is focused on creating novel approaches to train the patient's own immune system to kill the cancer.

"My focus is the ultimate personalized medicine," says Dr. Bollard. "We take blood from a patient and once in the laboratory, we train the T cells to kill cancer. Once the T cells are ready, they are injected back into the patient where they can travel throughout the body to seek out, find, and destroy the cancer cells."

The advantage of T-Cell Therapy is that unlike traditional treatments such as chemotherapy and radiation, there are no toxic side effects. Dr. Bollard's work is revolutionary and holds much promise for children with cancer and eventually for adults. With these new cell therapies, there is an 80 percent response rate for preventing or treating life-threatening infections, and a 50 percent response rate for patients with some of the poorest prognoses.

"This research reveals that our patients now have treatment options that aren't available at most other pediatric hospitals in the country, or worldwide," remarks Dr. Bollard. "And it means they have lifelong protection from their cancer."



Judah gets a visit from Children's National supporter and basketball legend Charles Barkley

## A Father's Story

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room in brave preparation. Judah is also quite curious and makes a point to pepper his nurses and doctors with a lot of questions.

His father and mother made a point to educate him about the cancer he is fighting. Now, after having had four significant treatment sessions, he is receiving outpatient treatments. Judah's prognosis is hopeful, as there is an 85 percent success rate for children with his type of cancer.

Judah's oncologist, Anne Angiolillo, MD, notes that when parents entrust their children to her, they are putting their most precious treasure in her hands. In this case it's her colleague's child, and her empathy for the talented cardiologist with whom she works is palpable. "It resonates even further in my heart," she says.