

CHRISTIANS IN REAL ESTATE

“ . . . encouraging the practice of Christian values in business relations.”

Issue No. 15 Newsletter

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Featured Ministry

GIVE THROUGH DONOR ADVISED FUNDS

By Thomas A. Rulon, Esq.

It's a time of year when we show our appreciation of others by giving and as the bible teaches, when we give, we should do so with a generous heart. As 2010 draws to a close, you or your clients may wish to make charitable gifts. You may not be sure whom to give and as business people, you may want to take advantage of this year's income tax deductions. You may also want the gifts distributed to various charities over several years or more. If you are this type of giver, here's a ministry that will help you to ensure your giving on an ongoing basis and with tax benefits.

You may want to open a Donor Advised Fund (called a Giving Fund) at the Hawaii Christian Foundation (online or with assistance from a Hawaii Christian Foundation representative) at no cost in about 1/2 hour. This fund serves as a "holding tank" or conduit for giving. You get a current income tax deduction for your gift and can then spread your gift out over as long a time as you wish to different charities provided they are qualified under IRC Section 501(c)(3) and are not antithetical to Christian values. Your Giving Fund can hold cash, interests in real estate, securities, partnerships, closely held stock, LLCs, etc. Your Giving Fund can be a beneficiary under your Will or Revocable Trust.

Having a Giving Fund with the Hawaii Christian Foundation is like having your own private foundation but much simpler and less

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Event: *"Touched"*

Date: Thursday, Dec. 16, 2010

Place: Hale Koa Hotel
Waikiki Ballroom

Time: 11:15 AM Sign-In
11:30 AM Starts
1:30 PM Pau

Lunch:
Reservations @ \$30
Prepay by Dec. 13, 2010

Sharing:

Rodney Kim

God called and he was imprisoned

Kristian Lei

From Les Miserables & Miss Saigon

Special Guest

To be introduced at the luncheon;
a guest for a special time of year.

For reservations, call 734-0541,
email cirehawaii@hawaii.rr.com,
or go to christiansinrealestate.org

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expensive (no fee if under \$50,000).

How does the Giving Fund work?

* You make a gift to the Hawaii Christian Foundation;

* You receive an immediate income tax deduction;

* The Hawaii Christian Foundation establishes a segregated account, your Giving Fund;

* You recommend grants on line (can be anonymous) from your Giving Fund to charities qualified under IRC Section 501(c)(3) whose values are not antithetical to Christian values;

* The Hawaii Christian Foundation then sends grants to the charities you recommend.

The mission of the Hawaii Christian Foundation is: "To enable followers of Christ in Hawaii to give wisely to advance His Kingdom". The foundation can assist you or your clients with "Smart Christian Giving", to move taxable dollars to charitable dollars. In addition to the above, other strategies can be utilized to fit your giving profile. Visit the exhibit at the next CIRE luncheon on Dec. 16, 2010 to get more information on how HCF can help plan your giving.

Giving is difficult in an uncertain economy, but when God said He would pour out His blessings, it was not contingent on the status of the economy.

(Thomas A. Rulon is the President of The Hawaii Christian Foundation and can be reached at: (808) 524-5678 or (808) 548-5700; 733 Bishop Street, Suite 2357, Honolulu, HI 96813; www.hawaiichristianfoundation.org.)



You Get Bonuses On Your New Car and Computer

By Rodney Saito, CPA

The Small Business Job Act was signed into law by President Obama on September 27, 2010. In this article we will discuss depreciation in this new law that may be of interest to you.

Bonus Depreciation

The bonus depreciation rules were extended for one more year. If you purchase business equipment (including off-the-shelf computer software) and place it in service before January 1, 2011, you will be able to write off as a depreciation expense 50% of the cost. The business equipment must have a recovery period of 20 years or less.

The bonus depreciation is also extended to automobiles. The maximum that you will be able to write off on a newly purchased passenger automobile is \$11,060 (\$8,000 for the bonus depreciation and the first year cap on depreciation of \$3,060). For light trucks the cap is \$11,160.

Section 179 Expensing

For commercial real estate practitioners, you may want to advise your clients to consult with their tax advisors because the new law temporarily expands the definition of Code Section 179 property to include qualified real property, which is defined as qualified leasehold improvements, qualified restaurant property and qualified retail improvement. The maximum that is allowed to be expensed on the qualified real property is \$250,000.

Consult with your tax advisor to get the details on the bonus depreciation and how the Small Business Job Act may affect you and your clients.

(This article is written for general information only. For further information, you can contact Rodney Saito at 564-0110 with Freitas & Saito, CPAs, LLP).