



Transfer Real Estate for a Guaranteed Lifetime Income & Substantial Tax Savings!

Fund a charitable gift annuity with real estate and:

- Receive a fixed, guaranteed, tax-favored, lifetime income for one or two lives
- Reduce capital gains taxes, if any
- Receive a substantial income tax deduction
- Reduce or eliminate estate taxes, if any
- Support charitable and humanitarian causes around the world

Example: Property owner, age 69, transfers real estate having a net fair market value of \$250,000 and a cost basis of \$100,000 for a charitable gift annuity with the following results:

Annual Income For Life	\$ 14,725*
Income Tax Deduction	\$ 110,107**
Capital Gains Elimination	\$ 66,064

* The present value of all annuity payment obligations is placed in an Annuity Reserve Fund. In addition, the obligations are backed by 100% of the assets of New Life International. All guarantees are limited to the claims-paying ability of the issuing company. Not FDIC insured or insured by any federal or state government agency. Not available in all states; call for details.

** This is a hypothetical example; your income and tax benefits could vary. Please consult with your advisor for an exact illustration based on your information. NCF does not provide legal or tax advice.

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