

CHRISTIANS IN REAL ESTATE

"...encouraging the practice of Christian values in our business relationships."

Issue No. 7 Newsletter

Summer Edition

CIRE's newsletters are published 3 times a year, spring, summer and fall. To receive a newsletter, please contact CIRE at cirehawaii@hawaii.rr.com.

PLAN YOUR ESTATE WITH THE FAMILY HOME

By Thomas A. Rulon, Esq.

The sky-rocketing value of homes in Hawaii has left many of our clients with the home being a disproportionately large portion of their overall estate assets.

Oftentimes parents realize that their children would never be able to afford a home and consequently do not want the home sold when they die but kept in the family. Is this practical? Following are several approaches to this dilemma:

1. **Require that the home be sold** unless all of the kids agree that it be kept with an option to those who wish to keep the home to purchase it at its' appraised value or with the right of first

refusal. The children who wish to keep the home could then prepare for this option, by purchasing a second-to-die life insurance policy on their parents' lives.

2. **Distribute the home to a residence trust** for the use of the children as long as any wish to live there much on the order of a time-share.

3. **Distribute the home to one of the children.** If the parents wish to treat all children equally, and if the home value exceeds that child's allocate share of the estate, there may be several planning options:

A. Allocate the home to one child to the extent

possible without exceeding that child's share and then give that child an option to purchase the excess from his/her siblings.

B. Leave the home in a residence trust for that child's use but if that child decides to move, sell or dies, then the home is sold and divided equally among all the children. This results in a delayed distribution to the other children.

(For further information on planning your estate, you should consult your attorney. Thomas Rulon is a practicing estate attorney and can be reached at 253-0347



JOIN US AT OUR SUMMER LUNCHEON!

DATE: August 9, 2007

PLACE: Hale Koa Hotel Waikiki Ballroom

TIME: 11:15 am (CHECK-IN) TO 1:30 pm

Sharing will be:

† **Judge Michael Town,**
First Circuit Court

† **Kelly Rosati,**
Executive Dir. of Hawaii Family Forum

† **Sam Kapu III,**
Entertainer

YOU ARE INVITED TO TAKE TIME FROM YOUR BUSINESS SCHEDULE TO SPEND TIME WITH THE LORD AT THIS EVENT.

CIRE SEEKS DONATION FOR HOUSING

Christians in Real Estate is working with another non profit organization to provide affordable housing. A plan is being studied to use the Community Land Trust (CLT) concept as a way to help relieve the current housing crisis. The concept is premised on donations of either real estate or funds. In exchange, the donor would be entitled to a tax write off. If you know of a donor who is interested in helping with affordable housing or if additional information is needed, please call Jerry at 808-226-8348 or email cirehawaii@hawaii.rr.com



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HAWAII DREAM SERVICE CENTER BATTLES ON A BROAD FRONT

By Constantine Nightingdale

The Hawaii Dream Service Center is taking on a broad spectrum of social ills. Its primary mission is to enable people in need to turn their lives around. To fulfill its mission, the ministry asks for your help to identify a private land company or individual to donate 30 acres (in exchange for a tax deduction). The 30 acre site will be used to locate 12 buildings and become a "One Stop-Shop" centralized on Oahu to serve as transitional housing for 2,000 people and help them with food clothing, vocational training, and other support services. Anyone who needs help from homelessness, gangs, prostitution, domestic abuse, drug addiction, etc. would be able to come to this "One Stop Shop" and use resources offered by the center.

The center plans to offer programs in education, job training, child care, medical and dental care and substance abuse counseling, etc. These programs will enable thousands of families and individuals to discover and nurture their confidence and ability to succeed. By honoring the dignity of every child and adult, we hope to provide encouragement and the tools for each one of them to diligently invest in their own future.

If you would like more information on the dream center or if you are interest in assisting the center, please contact:

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"For you, dear friends, have been called to live in freedom—not freedom to satisfy your sinful nature, but freedom to serve one another in love. For the whole law can be summed up in this one command: "Love your neighbor as yourself."

Galatians 5:13-14



BUSINESS PLAN CAN REAP A RICH HARVEST

By Rev. Darryl Matthews

"Do not be deceived: God cannot be mocked. A man reaps what he sows. The one who sows to please his sinful nature, from that nature will reap destruction: the one who sows to please the Spirit, from the Spirit will reap eternal life. Let us not become weary in doing good, for at the proper time we will reap a harvest if we do not give up. Therefore, as we have opportunity, let us do good to all people, especially to those who belong to the family of believers." Galatians 6:7-10

There are times when we come to this passage of scripture when the focus is on those incidences when bad things are sown and we reap the consequences. That certainly is true in the overall scheme of spiritual agriculture, but Paul doesn't just stop in the middle of verse 8. Just as we can experience heartache, pain and loss when we plant the wrong crop, there is yet a rich harvest awaiting us when we put good seed into the ground.

Anyone who has ever planted flowers, vegetables or other kind of a flora knows that you only can expect a harvest if something has been committed to the ground. Paul is reminding us in this passage that in our spiritual lives (which extends to our business lives), we need

to sow seeds into other peoples lives if our businesses are to flourish. It is amazing at times how businesses treat their people, employees and customers, like commodities as if those actions have no impact on their lives. We have grown accustomed to bad customer service that often we are not taken aback when we are treated poorly.

Not so with God's children who can make a difference! We are encouraged by Paul to be a different kind of people, which translates into a different kind of business. When you sow kindness, concern, compassion, respect and fairness into the lives of those around you, you reap the crop of productivity, concern and loyalty from your people. When you sow a bright smile, a cheerful

demeanor and a Spirit-filled attitude of Christ-likeness (see Galatians 5:22-23 for a comprehensive list of qualities) towards your customers, you will reap the harvest of satisfied customers who will return to your business again and again; excellent word of mouth referrals for new business; and a good reputation in the community.

Everyday that we open our doors to serve our communities we are being given an opportunity to "...do good to all people..." Let's make a business plan of sowing seeds which will blossom into a rich harvest for our businesses and more importantly, for the kingdom of our Lord and Savior Jesus Christ.