The experts say that the economy continues to improve. Property values are on the rise, the stock market is up and, if you’re lucky, you can find a very safe and secure certificate of deposit (CD) that will yield 2.25 percent, for a minimum value of $25,000 for five years.

If you consider CDs as an income source, would you like to learn how you can double your return? If you are an investor in real estate, you are seeing values rise, perhaps faster than other investments. The day will come when you’ll want to sell one or more of your properties so you can slow down or retire. The sale of high value, low cost property can generate significant tax liability, perhaps 35 percent or more of your appreciated value!

If there was a way to sell appreciated real estate without paying any capital gain taxes, maintaining the income stream and even reducing your current income tax, would you be interested in learning how to do this?

What about the owners of stocks who experienced astounding growth but a meager dividend of less than 1 percent? They have tremendous book value, but little income. If they sell their stock, the taxes could be horrendous. Just like the real estate example mentioned above, those with highly appreciated, low yield stocks can enjoy the same tax advantages.

Have you ever considered looking into a reverse mortgage? A reverse mortgage provides an opportunity to borrow money against the equity in your home. The money can be used for any purpose. It can be withdrawn over time or in lump sums. Eventually, it must be paid back to the lender, with interest. Did you know that the University of San Diego has a program that is similar to a reverse mortgage, but is often better? No costs involved and no debt to pay back. Full use of the home is retained for life. Income payments from the university are guaranteed, for life. Each of these examples can make a better life for individuals or couples through tax savings and, often, increased lifetime income. Who would not benefit by having more money in their pocket, or bank account? Each of these examples can also make life better for future Toreros at USD and can be the foundation of a personal legacy for you!

In each issue of Bridges, we share real-life examples of donors who benefited from these opportunities, while at the same time creating extraordinary charitable legacies. Please see page 2 to read about the legacy created by USD’s friend, Muriel Campbell.

What I’m About to Tell You Could Make Your Life Better

To learn more right now about these tax-wise arrangements that can improve your life, email John Phillips at jphillips@sandiego.edu.
Muriel Campbell was just a child when the Great Depression hit. She grew up in San Francisco to a father who fought in France for the United States during World War I and came home to work for the Santa Fe Railroad. Her mother, who graduated as valedictorian of her high school, worked as a teacher and, using the family’s railroad passes, took her daughter on summertime adventures, including a trip around the world at age 13.

From them, Campbell learned the importance of education, saw teaching as a noble profession, served her country and even traveled the world — to Austria, Germany, Mexico, Kuala Lumpur, Hong Kong, Australia, Scandinavia, Russia, Western Europe and countless other places near and far.

Campbell, who skipped grades because she was so bright and believed she was never too old to learn, spent 30 years teaching in the San Diego region, eventually receiving a Whos Who Award before the National Association of Teachers.

In 1994, just a few years into World War II, she joined the U.S. Navy. In 1947, leading up to the Korean War, she served in the Navy reserves and later in WAVES, a women’s division of the U.S. Navy, before becoming a Silver Veil, an organization for former WAVES.

"Muriel was a dedicated woman and was a strong supporter of education and the military and she worked hard to enhance both," says her friend, Fran Parmam, whom she met in 1961 at the University of Oklahoma.

"She believed in the philosophy that children learn by living and spent 30 years teaching in the San Diego region, eventually receiving a Who’s Who Award before the National Association of Teachers." 

Campbell, who as a child was considered a prodigy in academics and the violin, believed she was never too old to learn. Later in life, she took a course on how to be a travel agent and, in her 80s even took up ballroom dancing.

"She encouraged people to continue their education in life no matter how difficult their situation," says Parmam. "Her motto was to never give up."

She attended USD for 20 years, Campbell was an annual supporter of USD. In 2011, at the age of 90, she made a major gift through USD’s charitable gift annuity program and received a 9 percent annuity, guaranteed for life.

Her gift benefited USD’s School of Leadership and Education Sciences. In 2013, she also gave a challenge gift, which was used as seed money to create a new Veteran’s Center, a home for USD’s student veteran population. The center opened in October 2014, just four months after Campbell passed.

"It is a philosophy of mine to preserve the joy of giving by not boasting," Campbell wrote in her memoir. "The sound of Your Voice, which was published after her passing, "Helping can be done through service too and I’ve done a great deal of that."

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Muriel was a dedicated woman and was a strong supporter of education and to her country was shining. For many years she was active with the Invisible University. Later it became known as the Bridges Academy, a lecture series that aims to quite literally ‘bridge’ the gap between USD and the surrounding community. For 20 years, Campbell was an annual supporter of USD. In 2011, at the age of 90, she made a major gift through USD’s charitable gift annuity program and received a 9 percent annuity, guaranteed for life.

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### Bridges Scholarship Corner

On December 2, 2014, this year’s two recipients of the Bridges Endowed Scholarship joined members of Bridges Academy for the annual Holiday Luncheon.

Nizette Krebs, Class of 2015, and Jeremiah Medina, Class of 2016, received $2,800 each — the largest scholarships the endowment has produced so far.

This amount is nearly triple the amount of the inaugural scholarships that she fund produced in 2005 and is a testament to the generosity of Bridges Academy donors.

The school is awarded to one fine arts student and one general education student each year.

Krebs, who majors in visual art and minors in marine science, is beginning her final semester at USD. She shared that combining her studies of science and art represents her lifelong curiosity for how our world works and her passion for discovery and making connections.

Originally from Virginia, she chose to attend USD because of its strong visual arts programs and because the university offered a generous financial aid package. Soon, however, she found that USD offers even more — a community of small class sizes, supportive relationships with faculty and endless opportunities for campus involvement.

Additionally, she has been a part of intramural soccer, Outdoor Adventures, University Concert Choir, Founders Chapel Choir, and took the opportunity to study abroad through the Semester at Sea program.

Throughout her four years at USD, Krebs has held an on-campus work-study job and is used to juggling a full schedule of work, school and extracurricular activities. In the future, she hopes to get a Master of Fine Arts degree and build a career as an indoor and outdoor installation artist.

In her speech during the Bridges Academy Holiday Luncheon, she said to classmates, "Thank you for your belief in me as a student, as an explorer, and as an artist." Jeremiah Medina grew up in Soledad, California, and shared that because of the low-income status of the community, when it came to college opportunities, the resources were not always available.

"The knowledge I've been given in the course of my undergraduate education now leaves me with the responsibility to apply that knowledge in a way that benefits far more than just myself," he says. Krebs’ and Medina’s full speeches are available to read online. Go to www.sandiego.edu/bridges.

Click on Bridges Academy Scholarship.

For more information about the many ways you can support the Bridges Endowed Scholarship Fund or other scholarship funds on campus, please contact the Office of Planned Giving at (619) 260-4523.