



Invest in  
her future

# Real Estate

Gift of real estate are often overlooked as powerful charitable tools. Donating real estate to TBCF could allow you to leverage one of your most valuable assets and achieve maximum impact for our mission.

- ♥ **Avoid Capital Gains:** No capital gains tax on the sale of donated real estate.
- ♥ **Tax Deductible:** Receive a charitable income tax deduction based on the fair market value of the property
- ♥ **Huge Impact:** Gifts of real estate translate into large cash infusions that will directly supports our mission.

## How do I put Teddy Bear Cancer Foundation in my estate plan?

Contact a trusted financial advisor or attorney to determine the best bequest language for your estate plan. We encourage you to choose the attorney with whom you are most comfortable.

## How can we best use your gift?

Unrestricted gifts allow TBCF the flexibility to allocated funds where they are most needed. If you choose to make a restricted gift we ask that you choose one of the these four programs:

**Financial Stability - Emotional Support - Educational Advocacy - General Expenses**

For more information contact Brittany Avila Wazny

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**Teddy Bear**  
CANCER  
FOUNDATION