

**TAX ISSUES WITH
US PROPERTY INVESTMENT**

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EXAMPLE

Peter & Rosie (husband & wife) 50/50 ownership

Purchased a B class property \$55,000 in Kansas City MO

- Assume net rental income \$7,000
- After depreciation taxable income is \$5,000 to split half & half, which is \$2,500 each.
- Pay US income tax 10% which is \$250 each
- They will have \$6,500 in cash.
- Lodge an Australian tax return, and claim foreign tax credit.

OWNERSHIP STRUCTURE

- Buying in your own name
- Buying through a Trust, Partnership or Company
- Self-Managed Superfund
 - *Individual Trustee (Set up cost: \$900 plus GST)*
 - *Corporate Trustee (Set up cost: \$1,500 plus GST)*
- * Tax advantage of investing through self-managed super.
 - *15% flat Tax in Australia*
 - *Capital gains tax at 10% (held for more than 12 months)*
 - *No capital gain tax payable after retirement*

SUMMARY 讲座中文翻译

- 美国中部投资机会难得
- 低廉的入市房价不会持续
- 高质量的精装修
- 高投资回报，高达**12-18%**
- 投资房附带租客
- 当地房屋代理全权管理，投资者尽可无忧
- 投资房的位置，装修和招租都通过了非常严格的专业性审查
- 有专业人士随时提供各方面的帮助

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個人報稅	公司年結
賬目管理	會計簿計
公司注冊	公司秘書
TAX 策劃	退休基金
ABN 申請	GST 申報

帮您提供优质合理的服务。

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Certified Practising Accountants

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