



McHenryPartners
Accountants and Business Advisors



USA Property Tax Services

Many Australian resident taxpayers have identified the USA property market as a preferred investment opportunity. Each taxpayer's circumstances are unique and each investment is unique. Therefore, prior to buying property in the USA, it is essential that investors seek specialist taxation advice. Failure to seek such advice can lead to expensive mistakes and adverse taxation consequences.

Investors require specialist advice in relation to cross border investments within the USA. Our team can assess the transaction and provide information, advice and recommendations to ensure that investment objectives (efficiency, compliance and returns) are maximised. Our advice covers all structuring and compliance matters including:

- Structuring of both Australian and USA entities – Corporations, Partnerships, Trusts, SMSF's, LLC's, individual ownership etc.
- Compliance obligations for USA Federal, State, Local tax lodgement requirements
- Internal Revenue Service (IRS) requirements for foreign investors
- Australian tax treatment of foreign source income and the application of double tax treaties
- Foreign ownership registrations
- Withholding tax requirements in the USA depending on ownership structure
- Estate Tax assessment
- Potential Capital Gains Tax (CGT) on disposal
- Attending to all compliance obligations i.e. lodgement of both foreign and Australian income tax returns

We also provide specific advice regarding currency risk on USD denominated investments. This relates to the effect of fluctuations in the exchange rate between the Australian and US currencies and methods to "hedge" against such currency fluctuations.

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To find out more about our USA Property Tax Services contact us at:

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