

## FOREIGN NATIONALS PURCHASING U.S. REAL PROPERTY

As a foreign national, you may purchase U.S. real property to participate in the growing U.S. economy. However, without proper planning, you could fall into one or all of the following traps:

- Documentary stamp taxes;
- Exposure to creditors;
- Increased U.S. income tax;
- Transfer taxes, including U.S. gift and estate tax—both now and later; and
- Increased reporting requirements with the U.S. Internal Revenue Service.

Proper planning can mitigate and even avoid these traps. Seek planning advice before purchasing U.S. real property to ensure the best return on your foreign investment.