

**ORGANIZER FOR FOREIGN (NON-U.S.) REAL ESTATE**(FOR INTERNAL USE ONLY BY ABITOS, CPAs AND ADVISORS,  
FORMERLY KNOWN AS THE BRUNTON STRACHAN & KHAN CPA FIRM)

NAME \_\_\_\_\_ FOR TAX RETURN YEAR ENDED \_\_\_\_\_ CURRENT DATE \_\_\_\_\_

(A separate organizer must be completed for each non-U.S. property)

TO AVOID DELAY WITH YOUR RETURN PLEASE ANSWER ALL QUESTIONS AND PROVIDE COPIES OF NECESSARY DOCUMENTATION

**PART I – FOREIGN (NON-U.S.) REAL ESTATE RENTALS**For each foreign (non-U.S.) property for which you received rental income during the year please provide the following:

1. Property address \_\_\_\_\_
2. Number of days during the year the property was:
  - a) Leased \_\_\_\_\_ b) Used personally \_\_\_\_\_ c) Vacant \_\_\_\_\_ d) Offered/marketed for rent (even if not rented) \_\_\_\_\_
3. Gross rental income received during the tax year \_\_\_\_\_ (please include advance/pre-paid rent received during the tax year).

4. Expenses paid during the tax year (list below or attach home country tax return):

Advertising _____	Insurance _____
Cleaning & Maintenance _____	Utilities _____
Commissions _____	Other (describe) _____
Legal/Professional Fees _____	<u>Taxes:</u>
Tax Return Prep fees _____	- Real Estate Tax _____
Repairs _____	- Sales Tax _____
Repair Assessments _____	- Other Taxes _____
Supplies _____	
Interest (See (1) below) _____	

In what currency (i.e. U.S. dollars, CDN dollars, Euros, etc.) is the above information presented? \_\_\_\_\_

- (1) For interest expense please provide:

- a) Did the interest arise on a mortgage on the above property? Yes / No \_\_\_\_\_  
 If "Yes", please attach a copy of the note and mortgage, and closing document.  
 If "Yes", what was the original length of the mortgage (no. of years) \_\_\_\_\_  
 In what country is the lender resident \_\_\_\_\_  
 Please provide the principle loan balance on 1/1 and 12/31 for each mortgage.
- b) If the interest is not on a mortgage on the above property, how and when did the debt arise and to whom is it payable? \_\_\_\_\_  
 In this case, is the loan secured by any assets anywhere in the world? Yes / No \_\_\_\_\_  
 Please provide the principle loan balance on 1/1 and 12/31 for each loan.

5. Please attach a copy of the lease agreement.
6. Did you file U.S. Department of Commerce Form BE-10 to report your foreign (non-U.S.) rental property? (Potential penalty). Yes / No \_\_\_\_\_
7. Do you wish to file IRS Form 8858 with your tax return to report the foreign (non-U.S.) rental property as a "foreign branch"? Yes / No \_\_\_\_\_

Under new law, non-U.S. rental properties owned by U.S. persons meet the definition of "foreign branches". The requirement to file Form 8858 arises whether the rental property is actively managed by the U.S. person or passively managed through a management company. Additionally, any foreign taxes associated with the rental income from each property must be categorized under a new "foreign branch" income category and those taxes may only be utilized against other income that is considered foreign branch category income.

The filing of Form 8858 involves the disclosure of the general ownership structure of the rental property, the rental income associated with a given property (similarly to what is reported on Schedule E of your income tax return), the preparation of an associated balance sheet, and report any related party transactions where applicable.

Failure to file Form 8858 would meet the IRS classification of a "substantially incomplete tax return", which would result in an indefinite statute of limitation period.

**If you wish to file Form 8858 with your tax return, please provide a US \$750 retainer – please refer to the payment instructions at the bottom of page 2.**

Please complete reverse side also



**PART II – FOREIGN (NON-U.S.) REAL ESTATE OWNED AT ANY TIME DURING THE YEAR**

(If we previously prepared a return for you, please only provide information regarding changes or additions since the last tax return was prepared).

For each foreign (non-U.S.) property you owned during the year, please attach a copy of the Deed and Settlement Statement (Statement of Adjustments or Closing Statement) from the purchase and provide:

8. Type of property (i.e. home/condo) \_\_\_\_\_ Date purchased \_\_\_\_\_
9. The property is owned: Solely by you \_\_\_\_\_ Jointly with your spouse (if individual taxpayer) \_\_\_\_\_ Other \_\_\_\_\_
10. Property address \_\_\_\_\_
11. Cost \_\_\_\_\_ Was the property purchased furnished or unfurnished? Furnished \_\_\_\_\_ Unfurnished \_\_\_\_\_
12. If purchased furnished, what is a reasonable portion of the purchase price to allocate to the value of the furnishing? \_\_\_\_\_
- |  | Description | Date  | Cost  |
|--|-------------|-------|-------|
| 13. Subsequent Improvements                        | _____       | _____ | _____ |
| 14. Condo or HOA assessments paid for improvements | _____       | _____ | _____ |
| 15. Furnishings purchased                          | _____       | _____ | _____ |
16. In what currency (i.e. U.S. dollars, CDN dollars, Euros, etc) is the above information presented? \_\_\_\_\_

**PART III – FOREIGN (NON-U.S.) REAL ESTATE SALES AND POTENTIAL SALES**

17. Do you currently have foreign (non-U.S.) property listed for sale or do you intend to list property for sale in the near future? Yes / No \_\_\_\_\_
18. Did you sell foreign (non-U.S.) real estate during the year? Yes / No \_\_\_\_\_
- If “Yes”, for each foreign (non-U.S.) property you sold during the year, please attach a copy of the sales contract, deed, and also the closing document for both, the purchase and sale of the property and provide:
19. Property address \_\_\_\_\_
20. Date sold \_\_\_\_\_ Selling price \_\_\_\_\_ Was the property sold furnished or unfurnished? Furnished \_\_\_\_\_ Unfurnished \_\_\_\_\_
21. The property was owned: Solely by you \_\_\_\_\_ Jointly with your spouse (if individual taxpayer) \_\_\_\_\_ Other \_\_\_\_\_

**If you have not answered all questions & supplied all documents requested on this organizer, please explain, otherwise your tax return may be delayed and/or the fee may be increased due to the extra time required.**

Signed: \_\_\_\_\_

PLEASE RETURN TO:

**ABITOS, CPAs AND ADVISORS  
327 PLAZA REAL, STE 235, BOCA RATON, FL 33432**

Tel: (561) 241-9991 Fax: (561) 826-9299 E-Mail: [bsk@abitos.com](mailto:bsk@abitos.com) Website: [www.abitos.com](http://www.abitos.com)

**If you wish for us to prepare Form 8858 to report your non-U.S. rental property as a foreign branch, please include a US \$750 retainer payable to “AbitOs, PLLC” with this organizer.**

**Please refer to the enclosed payment instructions.**