MAK INTERNATIONAL REAL ESTATE

BUILDING LEGACY BEYOND BORDERS



COUNTRY PROPERTY GUIDE 2026

Invest in *United States*

World’s largest property market — New York · Miami · Houston · Orlando

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Market snapshot

6.71%
Gross rental yield — Q2 2026, average across 15 cities (Global Property Guide)

5.2%
Property price CAGR — 10-year average · Case-Shiller

15%
FIRPTA withholding when a foreigner sells

Why investors look here

- Huge, liquid market
- Strong legal protection
- Dollar-denominated asset

Know before you buy

- Property taxes and insurance reduce net yield
- Rental income is taxed in the US
- State-level rules differ

Rules for foreign buyers

Topic	What applies
Who can buy	Foreigners can generally buy property in the US; some states restrict land near military sites or farmland.
Residency link	Buying property gives no visa or residency.
Tax on rental income	US rental income is taxed in the US; property taxes are charged yearly by the county.

Buying costs

Closing costs	Typically 2–5% of the price
Property tax	Yearly, set by state and county
FIRPTA	Withholding on sale by a foreign owner

How buying works

1. Get a US bank account / financing plan
2. Make an offer
3. Inspection and title search
4. Escrow and closing
5. Register the deed

For Indian residents: LRS basics

- Money for property abroad is sent under the RBI's Liberalised Remittance Scheme (LRS); check the current yearly limit with your bank (it has been US$250,000 per person per financial year).
- TCS applies above the yearly threshold and can be adjusted against your income tax.
- Report foreign property and income in your Indian tax return (Schedule FA).
- Payments go from your bank directly to the developer or escrow — never to MAK.

Sources

- Global Property Guide — US rental yields — https://www.globalpropertyguide.com/north-america/united-states/rental-yields
- S&P Cotality Case-Shiller — 2025 annual review — https://wrenews.com/?p=77759

General information only, prepared by MAK International Real Estate LLP from the published sources listed, checked November 2026. Rules, taxes and figures change; confirm with the developer, a local lawyer and your chartered accountant before investing. Gross yields are before costs and taxes; past trends do not guarantee future returns. MAK does not collect buyer payments.

Talk to a MAK advisor about United States

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