

Reporting Real Estate Investments on the 2024 BE-10 Survey



Topics Covered



- Brief overview of the BE-10 Benchmark Survey
- Instructions on filing the 2024 BE-10A and BE-10D survey forms for “smaller” real estate investments

What is the BE-10?



- U.S. Direct Investment Abroad (USDIA)
 - U.S. ownership of a foreign business enterprise
 - The U.S. owner is referred to as the “U.S. parent”
 - The foreign business enterprise is referred to as the “foreign affiliate”
- Surveys of USDIA collect economic data on U.S. parents and their foreign affiliates
 - A BE-10 Benchmark survey is required from any U.S. person that meets the reporting requirements, whether or not contacted by BEA

- U.S.-owned foreign real estate is considered a foreign affiliate. This includes:
 - Single unit rental properties which the owners use for part of the year and rent out the rest of the time
 - A multi-unit residential/commercial property which leases out apartments and/or retail space
 - Equity REITs that are primarily engaged in leasing buildings or other real estate properties to others

This excludes:

- Foreign residential real estate held by a corporation for the personal use of the corporation owner(s)
- Foreign residential real estate that is an owner's **primary** residence that is leased while the owner is out of the foreign country

“Real Estate” includes businesses engaged in:

- Renting or leasing real estate to others
- Managing real estate for others
- Selling, buying, or renting real estate for others
- Providing real estate related services

- A BE-10 report is required for foreign affiliates owned or controlled 10 percent or more by a U.S. person
 - One BE-10A form for the U.S. parent
 - One or more BE-10B, BE-10C, or BE-10D forms, depending on the size of the foreign affiliate(s)
- A BE-10D form is required if the foreign affiliate's assets, sales, and net income (loss) are all **\$25 million** or less
- This tutorial is intended for U.S. individuals filing foreign real estate investments with assets, sales, and net income (loss) that are **all \$25 million** or less.

Before we get started



- Aggregate foreign real estate investments **in the same country** held by a U.S. person to determine which form to file
 - The aggregate holdings are considered one "foreign affiliate"
- Do not aggregate foreign real estate investments in different countries
 - The investments in each country are considered separate foreign affiliates
- Certain form items might not be applicable, such as number of employees or intercompany debt
 - Enter zero or leave blank as appropriate

Completing a 2024 BE-10A and BE-10D Form

Filing a BE-10A and BE-10D Form



- Forms can be filed electronically at www.bea.gov/efile
 - Most convenient, provides submission confirmation, and lets you access previous filings with BEA
- Forms can also be mailed or faxed to BEA. Forms are available at www.bea.gov/be10
- **Previous filers** – previous BE-10/11 filers and those notified to file by BEA have an assigned BE-10/11 ID, this ID is available in the letter you received from BEA
- **First time filers** – may not have a BE-10 ID assigned, but you do not need a BEA ID to file electronically!

BE-10A Form

FORM BE-10A (REV. 10/2024) OMB No. 0608-0042 Approval Expires 09/30/2027

2024 BENCHMARK SURVEY OF U.S. DIRECT INVESTMENT ABROAD
MANDATORY — CONFIDENTIAL
FORM BE-10A (Report for U.S. Reporter)

Electronic Filing: Go to www.bea.gov/efile for details

Mail reports to: Bureau of Economic Analysis
 Direct Investment Division, BE-69(A)
 4800 Silver Hill Road
 Washington, DC 20293

Deliver reports to: Bureau of Economic Analysis
 Direct Investment Division, BE-69(A)
 4800 Silver Hill Road
 Suitland, MD 20748

Fax reports to: (301) 278-9502

Assistance: E-mail: be1011@bea.gov
 Telephone: (301) 278-9418
 Copies of form: www.bea.gov/dia

Please include your BEA Identification Number with all requests.

IMPORTANT

Instruction Booklet — Contains additional instructions, definitions, and detailed reporting requirements for completing this form.

Who must report — Form BE-10A must be filed by each U.S. person that has a foreign affiliate reportable in fiscal year 2024. Data on Form BE-10A pertain to the fully consolidated U.S. domestic business enterprise for the U.S. Reporter's 2024 fiscal year.

DO NOT FULLY CONSOLIDATE OPERATIONS OF FOREIGN AFFILIATES ON FORM BE-10A. Report data pertaining to the operations of foreign affiliates on Forms BE-10B, BE-10C, or BE-10D.

Due Date — A complete BE-10 report is due on the following dates:
May 30, 2025 for a U.S. Reporter required to file fewer than 50 Forms BE-10B, BE-10C, and/or BE-10D
June 30, 2025 for a U.S. Reporter required to file 50 or more Forms BE-10B, BE-10C, and/or BE-10D

Monetary Values — Report in U.S. dollars rounded to thousands (omitting 000).
 EXAMPLE — If amount is \$1,334,891.00, report as

\$	Bil.	Mil.	Thous.	Dols.
		1	335	000

 If an item is between + or - \$500.00, enter *0. Use parenthesis () to indicate negative numbers.

MANDATORY CONFIDENTIALITY PENALTIES — This survey is being conducted under the International Investment and Trade in Services Survey Act (P.L. 94-472, 90 Stat. 2099, 22 U.S.C. 3101-3108, as amended). The filing of reports is mandatory and the Act provides that your report to this Bureau is confidential. Whoever fails to report may be subject to penalties. See page 17 for additional details.

CONTACT INFORMATION
 Provide information of person to consult about this report:

Name
 Street 1
 Street 2
 City State Zip
 Telephone Number
 Fax Number
 E-mail Address

NOTE: BEA uses a Secure Messaging System to correspond with you via encrypted message to discuss questions relating to this form. We may use your e-mail address for service-related announcements and to inform you about secure messaging. When communicating with BEA by e-mail, please do not include any confidential business or personal information. This includes your Social Security Number which should never be provided to BEA via any method of transmission.

CERTIFICATION
 The undersigned official certifies that this report has been prepared in accordance with the applicable instructions, is complete, and is substantially accurate except that, in accordance with instructions Part IV.E of the Instruction Booklet, estimates may have been provided.

Signature of Authorized Official Date Telephone Number
 Name Title Fax Number

- Enter your BE-10 ID number (if you have one, also refer to slide 9)
- DO NOT enter Social Security Number on any forms

- Provide a consistently identifiable name for the U.S. person or business enterprise (i.e. the U.S. Reporter)
- An address where BEA can mail survey materials

- Provide contact information for the person who can answer questions about this report

- Provide information for the person certifying the report
- Can be same as the person listed in contact information or someone else

BE-10A Form

- If the U.S. person is an individual or an associated group of individuals, then they are only required to complete items 1, 2, and 7 on the BE-10A.

1 Name and address of U.S. Reporter

0900 Name of U.S. Reporter
1

0900 c/o (care of)
2

0900 Street or P.O. Box
3

0900 City 0900 State 0900 Zip
4 5 6

- Provide a consistently identifiable name for the owner (i.e. the U.S. Reporter)
- An address where BEA can mail survey materials

2 What is the form of organization of the U.S. Reporter? — Mark (X) one.

1000

1 Corporation (except S Corporations)

2 Partnership

3 Limited Liability Company (LLC)

4 S Corporation

5 Individual, estate, or trust

6 Other — Specify _____

- Item 2 – mark Individual, estate or trust

7 How many foreign affiliate reports (Forms BE-10B, BE-10C, and BE-10D) are you required to file?

1000

1

- Item 7 – enter the number of foreign affiliate forms required to be filed

BE-10D Form



- The BE-10D Form collects data for “small” foreign affiliates
- If precise figures are not available, provide your best estimate
- The screenshots for the next set of slides are taken from the PDF version of the BE-10D form. In eFile, these questions will appear slightly different

Provide the following information for each foreign affiliate with assets, sales or gross operating revenues, AND net income (loss) less than or equal to \$25 million.
Report affiliates with assets, sales or gross operating revenues, or net income (loss) greater than \$25 million on Form BE-10B or BE-10C, as appropriate.

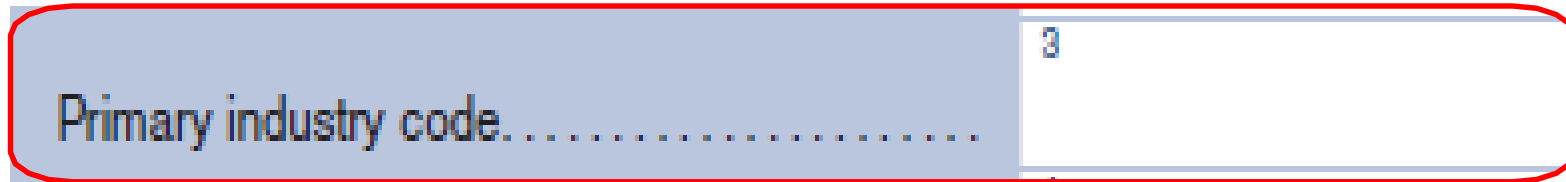
		Amount (Thousands of U.S. dollars)				
		\$	Mil.	Thous.	Dols.	
0	Name of foreign affiliate				7	000
1	Country of location	2 - BEA USE ONLY			8	000
3	City of location				9	000
4	Primary industry code				10	000
5	Number of employees				Debt and other intercompany balances:	
6	U.S. Reporter's percentage of ownership	Direct	Indirect	11	Owed to U.S. Reporter by foreign affiliate	000
		%	%	12	Owed to foreign affiliate by U.S. Reporter	000

Name of Foreign Affiliate and Location

0	
Name of foreign affiliate	0
Country of location	2 - BEA USE ONLY
City of location	1

- Provide the name of the foreign affiliate, country of location and city of location
- The address of the real estate can be used as the name of the foreign affiliate
- Do not consolidate real estate located in different countries, report them separately on the BE-10D Form

Primary Industry Code



Primary industry code..... 3

- From the drop-down menu select “5310 – Real Estate”

Number of Employees

Number of employees.....	4
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- Provide the number of full and part-time employees **on the payroll** of the real estate affiliate
- DO NOT include workers such as home cleaning services that are contracted from third parties
- Report “0” if you have no employees on the payroll of the real estate affiliate. This will likely be the case for most smaller rental property holders

U.S. Reporter's Percentage of Ownership

U.S. Reporter's percentage of ownership	5	<u>Direct</u>	6	<u>Indirect</u>
	_____ %		_____ %	

- Report the U.S. Reporter's percentage of direct and indirect ownership of the foreign affiliate
 - Real estate can be wholly owned by a single U.S. person or an associated group of individuals. In most cases the Direct percentage will be 100%
 - If the U.S. person owns the real estate through another foreign affiliate, such as a holding company, report the ownership in the box for Indirect. In such a case, a report is also required for the holding company

Total Assets and Liabilities

	\$	Mil.	Thous.	Dols.
Total assets.....	7			000
Total liabilities.....	8			000

Total assets:

- Use the fair market value of the property to report your asset value
- If fair market value is not known, use historical cost or the purchase price of the property

Total liabilities:

- Provide the value of any liabilities, such as an outstanding mortgage, associated with the property

Sales and Net Income (loss)

Sales or gross operating revenues . . .	9	000
Net income (loss) after foreign income tax	10	000

Sales or gross operating revenues:

- Provide the gross rental income of the property
 - Do not deduct any expenses, report the sum collected from rental payments by tenants

Net income (loss):

- For a rental property this would normally represent rental revenue (sales), minus property related expenses, i.e. homeowner association (HOA) fees, property taxes, etc.

Debt and Other Intercompany Balances

Debt and other intercompany balances:		
Owed to U.S. Reporter by foreign affiliate.....	11	000
Owed to foreign affiliate by U.S. Reporter.....	12	000

- These items collect the amount of debt between the U.S. owner and the foreign affiliate
- This item will not be applicable to most rental property holders. If so, enter “0”
- Do not report an outstanding mortgage balance as an intercompany payable

- Additional resources including survey forms, contact information, and guidance materials such as frequently asked questions (FAQs) are available at www.bea.gov/be10
- File forms electronically at www.bea.gov/efile

Please note that while BEA's surveys are mandatory and businesses are required by law to respond, the contents of this guidance document does not have the force and effect of law and is not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or Department policies.