



**Golden Real Estate & Investment**  
4425 W. Spring Mountain Rd. Suit #300  
Las Vegas NV, 89102  
December 2010

### Important Dates

**Office Closed:** Friday December 24<sup>th</sup> for Christmas Day observation

**Office Closed:** Friday December 31<sup>st</sup> for New Years Day observation.

**Class:** Wednesday December 8<sup>th</sup> a Short Sale Class will be held at the office from 1:30pm to 3:00pm

### News & Announcements

1. Both, your office dues and GLVAR dues are just around the corner, January 1<sup>st</sup>. \$150 will cover your office dues for half the year. While GLVAR will be collecting their big dues \$525. Start planning ahead, to avoid any unexpected surprises.
2. Please save [golden@goldennv.com](mailto:golden@goldennv.com) to your email's address book. This email is used for all general office emails and anything regarding agent transaction.
3. Taxes are right around the corner. Along with this newsletter you will find a blank W-9 and blank contact information sheet. Please fill out and send back to avoid the tax season rush and to get you 1099s on time.



### Foreign Investor Tax Tips

The following message is presented by our CPA, Joseph Shah:

*A foreign investor buying and selling in the United States is required to have a US tax ID. Failure to do so will result in being subjected to the IRS rules.*

*A W-8 does not prevent the title company from withholding taxes if the foreign investor has no US tax ID. Please reference page 20 of the IRS Publication 515.*

*Without a US tax ID, the W-8 is not a completed form.*

*In summary:*

- *A W-8 with a US tax ID is exempt from tax withholding.*
- *A W-8 without a US tax ID is not a completed form and is still subject to 30% tax withholding.*

*Therefore, the best way for the foreign investor without a US Tax ID to invest in real properties is to form a US corporation (LLC) to gain a tax ID.*

If you have additional questions or if your foreign investors would like to set up a US corporation, you may contact Joseph at (702) 768-9808.





[www.goldenrealestatelv.com](http://www.goldenrealestatelv.com)

## Christmas Party

We at Golden Real Estate know you have been working hard all year long. The holidays are just around the corner and it is time to take a break from the hard years work and enjoy the season. The office wants to thank each of you for a fantastic year and look forward to many more to come.

The past few years our office Christmas Parties have consisted of prize drawings and a potluck. They are usually held on the 23<sup>rd</sup> or 24<sup>th</sup> around 1pm at the office. This year we would like to try something different. What type of Christmas Party do you want to have?

We are now accepting ideas for this year's office Christmas Party. A few ideas we would like to have are:

1. When (Date/Time)
2. Where (Office, Restaurant)
3. Food (Potluck, Order food)
4. Prizes (Types/Drawing/Games)
5. Any other ideas you might have to make the party more enjoyable.



## Holiday Hints

December has two great holidays, Christmas and New Years. Both are warm, family friendly times. Here is some advice to make your holidays safer and more enjoyable:

1. When decorating your tree make sure the lights work before putting them on and make sure to keep watering the tree to prevent it from turning brown.
2. Freeze your candles before inserting them into the candle holders, you'll eliminate wax drippings.
3. If fireworks are in your plan for New Year's Day, make sure to keep water on hand in case of an accidental fire.



## See you Next Year...

Check out this article to see America's Most Overvalued Cities:

[http://money.cnn.com/2010/01/27/real\\_estate/most\\_overvalued\\_metro\\_areas/index.htm](http://money.cnn.com/2010/01/27/real_estate/most_overvalued_metro_areas/index.htm)



Please contact the office at **(702)651-8886** and look for **MELODY OR ALEX** if there are any changes on your contact information. It is very important to update us.