



**NOMAD  
CAPITALIST®**

**THE FIRST ANNUAL EDITION OF THE**  
**REAL ESTATE YIELD INDEX**

**[nomadcapitalist.com](https://nomadcapitalist.com)**

# ABOUT **THIS INDEX**

## **THE FIRST ANNUAL EDITION OF** THE NOMAD CAPITALIST REAL ESTATE YIELD INDEX

The Nomad Real Estate Yield Index was designed to track the performance of real estate securities in 103 different countries, including both developed and developing property markets.

We created this index to educate aspiring global citizens about the true value of international real estate.

Yield is another name for the rate of return. In commercial real estate, when we talk about yield, it refers to the money earned in a year from an investment. We calculate this as a percentage of the total cost of the asset or sometimes the estimated current value.

There are two types of yield: levered yield and unlevered yield. Levered yield includes the income earned after financing costs have been paid, while unlevered yield does not. Yield only measures the income produced by a property.

While most indices – and most people – think of a yield in terms of pricing, at Nomad Capitalist, we realized countries have very different requirements for real estate investment.

To get the full picture, we look at how much money you can earn from renting the property, how much you can borrow, all the expenses involved in buying and selling the property, and the taxes you're required to pay.

The Nomad Real Estate Yield Index speaks to those seeking personal freedom and financial prosperity in an evolving world by conducting a comprehensive analysis of the actual worth of global real estate in practical terms.



# PURPOSE

## ■ Emerging Markets

We wanted to present the up-and-coming real estate markets across the globe. The world is constantly changing. Countries that were once snubbed are now some of the world's most attractive and sought-after real estate markets, places where you can make profitable investments and pay lower taxes.

## ■ Go Where You're Treated Best

Investing in property offshore can be doubly profitable. Not only can you enjoy a direct return on your investment, it can also lay the foundation for obtaining a second residence and even a second citizenship. This, in turn, provides you with more opportunities to invest and travel while also reducing your taxes.

## ■ Plan B:

We live in uncertain times. The world is ever-changing and it pays to be prepared. Having a second base not only provides you with a place to escape to, it's also a worthwhile investment. Lower-tax property markets are on the rise. More high-net-worth individuals are leaving their home countries for better jurisdictions, not just to take advantage of the exceptional real estate but also for favorable taxes.

## ■ Invest In Foreign Real Estate Like A Local

We have an entire research team that helps our clients buy property in places that are affordable, where markets are growing, taxes are low, and yields are high. Become a client, and we will act as the architects of your international tax and real estate planning.

# THIS INDEX RANKS REAL ESTATE YIELD **ON FIVE FACTORS**

- 1** Price to Income Ratio **25%**
- 2** Gross Rental Yield **37.50%**
- 3** Loan Affordability Index **12.5%**
- 4** Round Trip Cost **12.5%**
- 5** Rental Income Tax **12.5%**



# HOW WE RANK **REAL ESTATE YIELD**

## Price to Income Ratio **25%**

Price to income ratio measures affordability. The lower the number, the better, and the value varies from country to country. It's calculated by comparing the average cost of an apartment to the average amount of money a family has left over after they pay all their bills and expenses.

The formula takes into account things like how much money families earn, the size of the property, and the average cost per square meter in a city center.

## Loan Affordability Index **12.5%**

We relied on the World Happiness Report, the Human Development Index, and subjective factors from our networks' experiences to determine how each country's citizens are received and recognized.

We relied on Numbeo Affordability by Country Index 2023 data to determine affordability scores.

Loan affordability gauges the ability of an average household to meet the income requirements for obtaining a mortgage loan on a standard home in the country. It is determined by considering the latest data on both income and home prices, with a higher value indicating better affordability.

## Gross Rental Yield **37.50%**

The gross rental yield calculates the percentage of total rent earned per year compared to the price of an apartment in Capita City Center (CCC). A higher percentage means higher profitability.

## Round Trip Cost **12.5%**

Round trip cost refers to the total cost involved in purchasing and later selling a property. The goal is to have a lower percentage, as it means less money spent.

When analyzing data, we took into account factors such as notary fees, lawyer fees, real estate agent fees, transfer taxes, government transfer fees, and costs paid by both the buyer and the seller.

## Rental Income Tax **12.5%**

We relied on the Global Property Guide, with figures gathered from reputable tax offices and accounting companies. This is the percentage amount of money that must be paid to the government as income tax when renting out a residential property. The lower the percentage, the less money is required to pay in taxes.

# Puerto Rico



**Country:** Puerto Rico

**Capital City:** San Juan

**Language:** Spanish, English

**Currency:** US Dollar (USD)

**Region:** United States

**Beach property:** Yes

The real estate yield for Puerto Rico is currently ranked 2 in our index, with a total score of 45. Puerto Rico's real estate yield is relative to other global yields and is calculated by relying not just on rental yield but also taking into account income ratio, loan affordability, round trip cost, and rental income taxation.

Low-tax property markets are on the rise as more high-net-worth individuals move offshore. Puerto Rico is known for its favorable tax policies that attract corporations and entrepreneurs to the region.

To avail of Puerto Rico tax breaks, you need to live there for a minimum of 6 months per year. Choose from one of our three zero commission Nomad Capitalist Real Estate Plan Packages, and apply to become a client today.

## Price to Income Ratio for Puerto Rico **25% total score**

Price to income ratio is the measure of affordability. The lower the number, the better. It's calculated by comparing the average cost of an apartment to the average amount of money a family has left over after they pay all their bills and expenses. The formula takes into account factors like how much money families earn, the size of the property, and the average cost per square meter in a city center.

**Based on this data, we assigned Puerto Rico a score of 4.5.**

**4.5**

Income Ratio

**10.9**

Gross Rental Yield

**2.9**

Loan Affordability

**8.33**

Round Trip Cost

**29**

Rental Income Tax



## Gross Rental Yield in Puerto Rico **37.50% total score**

The gross rental yield refers to calculating the percentage of total rent earned per year compared to the price of an apartment in a Capita City Center (CCC). A higher percentage means higher profitability.

Based on that data, we assigned Puerto Rico a score of 10.9, meaning that it is one of the most profitable markets for rental properties

## Loan Affordability Index – Puerto Rico **12.5% total score**

Loan affordability gauges the ability of an average household to meet the income requirements for obtaining a mortgage loan on a standard home in the country. It is determined by considering the latest data on income and home prices, with a higher value indicating better affordability.

**Based on that data, we assigned Puerto Rico a score of 2.9.**

## Round Trip Cost – Puerto Rico **12.5% total score**

Round trip cost refers to the total cost involved in purchasing and later selling a property. The goal is to have a lower percentage, as it means less money spent. When analyzing data, we took into account factors such as notary fees, lawyer fees, real estate agent fees, transfer taxes, government transfer fees, and costs paid by both the buyer and the seller

**Based on that data, we assigned Puerto Rico a score of 8.33.**

## Rental Income Tax – Puerto Rico **12.5% total score**

This is the percentage amount of money that must be paid to the government as income tax when renting out a residential property. The lower the percentage, the less money is required to pay in taxes.

Based on that data, we assigned a score of 29. Generally, investment income is taxed at a flat rate of 10%, or 17%. Puerto Rican non-resident foreign nationals are subject to a flat rate of 29% and dividends to a flat rate of around 15%.

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# Panama



**Country:** Panama

**Capital City:** Panama City

**Language:** Spanish

**Currency:** Balboa (B) / US Dollar (USD)

**Region:** Central America

**Beach property:** Yes

The real estate yield for Panama is currently ranked 7 in our index, with a total score of 36.

Panama's real estate yield is relative to other global yields and is calculated by relying not just on rental yield but also taking into account income ratio, loan affordability, round trip cost, and rental income taxation.

Low-tax property markets are on the rise as more high-net-worth individuals move offshore.

Competitive jurisdictions like Panama are the winners as investors come to take advantage of exceptional real estate markets and more favorable taxes.

Panama real estate is a great option for those seeking a luxurious retirement base. Choose from one of our three zero commission Nomad Capitalist Real Estate Plan Packages, and apply to become a client today.

## Price to Income Ratio for Panama **25% total score**

Price to income ratio is a measure of affordability. The lower the number, the better. It's calculated by comparing the average cost of an apartment to the average amount of money a family has left over after they pay all their bills and expenses in that country. The formula takes into account things like how much money families earn, the size of the property, and the average cost per square meter in a city center.

**Based on this data, we assigned Panama a score of 10.2**

**10.2**

Income Ratio

**9.1**

Gross Rental Yield

**1.2**

Loan Affordability

**8.3**

Round Trip Cost

**13.99**

Rental Income Tax



## Gross Rental Yield in Panama

### 37.50% total score

The gross rental yield refers to calculating the percentage of total rent earned per year compared to the price of an apartment in Capita City Center (CCC). A higher percentage means higher profitability.

**Based on that data, we assigned Panama a score of 9.1, meaning that it is one of the most profitable markets for rental properties.**

## Loan Affordability Index – Panama

### 2.5% total score

Loan affordability gauges the ability of an average household to meet the income requirements for obtaining a mortgage loan on a standard home in the country. It is determined by considering the latest data on income and home prices, with a higher value indicating better affordability.

**Based on that data, we assigned Panama a score of 1.2.**

## Round Trip Cost – Panama

### 12.5% total score

Round trip cost refers to the total cost involved in purchasing and later selling a property. The goal is to have a lower percentage, as it means less money spent. When analyzing data, we took into account factors such as notary fees, lawyer fees, real estate agent fees, transfer taxes, government transfer fees, and costs paid by both the buyer and the seller.

**Based on that data, we assigned Panama a score of 8.3.**

## Rental Income Tax – Panama

### 12.5% total score

This is the percentage amount of money that must be paid to the government as income tax when renting out a residential property. The lower the percentage, the less money is required to pay in taxes.

Based on that data, we assigned Panama a score of 13.99. In Panama, anyone who owns a property must pay an Immovable Property Tax, which is between 0% and 2.10%.

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# Ghana



**Country:** Ghana  
**Capital City:** Accra  
**Language:** English

**Currency:** Ghanaian Cedi (CHC)  
**Region:** Africa  
**Beach property:** Yes

The real estate yield for Ghana is currently ranked 6 in our index, with a total score of 38. Ghana's real estate yield is relative to other global yields and is calculated by relying not just on rental yield but also taking into account income ratio, loan affordability, round trip cost, and rental income taxation. Low-tax property markets are on the rise as more high-net-worth individuals move offshore. Although Ghana makes our top ten list, it is not generally considered a low-tax country. The Ghanaian authorities have made efforts to modernize and improve the tax system, but overall, tax rates remain relatively high.

Our team will help you find the right jurisdiction for your property investment. When paired with legal offshore bank accounts and structures, offshore real estate offers a unique form of asset protection. Choose from one of our three zero commission Nomad Capitalist Real Estate Plan Packages, and apply to become a client today.

## Price to Income Ratio for Ghana

### 25% total score

Price to income ratio is the measure of affordability. The lower the number, the better. It's calculated by comparing the average cost of an apartment to the average amount of money a family has left over after they pay all their bills and expenses. The formula takes into account factors like how much money families earn, the size of the property, and the average cost per square meter in a city center.

**Based on this data, we assigned Ghana a score of 74.6.**

74.6

Income Ratio

10

Gross Rental Yield

0.1

Loan Affordability

9.2

Round Trip Cost

8

Rental Income Tax



## Gross Rental Yield in Ghana

### 37.50% total score

The gross rental yield refers to calculating the percentage of total rent earned per year compared to the price of an apartment in a Capita City Center (CCC). A higher percentage means higher profitability.

**Based on that data, we assigned Ghana a score of 10, meaning that Ghana is one of the most profitable markets for rental properties.**

## Loan Affordability Index – Ghana

### 12.5% total score

Loan affordability gauges the ability of an average household to meet the income requirements for obtaining a mortgage loan on a standard home in the country. It is determined by considering the latest data on income and home prices, with a higher value indicating better affordability.

**Based on that data, we assigned Ghana a score of 0.1.**

## Round Trip Cost – Ghana

### 12.5% total score

Round trip cost refers to the total cost involved in purchasing and later selling a property. The goal is to have a lower percentage, as it means less money spent. When analyzing data, we took into account factors such as notary fees, lawyer fees, real estate agent fees, transfer taxes, government transfer fees, and costs paid by both the buyer and the seller.

**Based on that data, we assigned Ghana a score of 9.2.**

## Rental Income Tax – Ghana

### 12.5% total score

This is the percentage amount of money that must be paid to the government as income tax when renting out a residential property. The lower the percentage, the less money is required to pay in taxes.

Based on that data, we assigned Ghana a score of 8, as there is a tax rate from 20% to 25% for non-resident corporate landlords.

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# Cyprus



**Country:** Cyprus

**Capital City:** Nicosia

**Language:** Greek and Turkish

**Currency:** Euro (EUR)

**Region:** Europe

**Beach property:** Yes

The real estate yield for Cyprus is currently ranked 4T in our index, with a total score of 39.

Cyprus's real estate yield is relative to other global yields and is calculated by relying not just on rental yield but also taking into account income ratio, loan affordability, round trip cost, and rental income taxation.

Low-tax property markets are on the rise as more high-net-worth individuals move offshore.

Competitive jurisdictions like Cyprus are the winners as investors come to take advantage of exceptional real estate markets and more favorable taxes.

By investing in a new property, you can obtain residence in Cyprus, one of the fastest ways to obtain European residence. Choose from one of our three zero commission Nomad Capitalist Real Estate Plan Packages, and apply to become a client today.

## Price to Income Ratio for Cyprus

### 25% total score

Price to income ratio is the measure of affordability. The lower the number, the better. It's calculated by comparing the average cost of an apartment to the average amount of money a family has left over after they pay all their bills and expenses.

The formula takes into account factors like how much money families earn, the size of the property, and the average cost per square meter in a city center.

**Based on this data, we assigned Cyprus a score of 6.8.**

6.8

Income Ratio

9.4

Gross Rental Yield

2.3

Loan Affordability

10.25

Round Trip Cost

16.31

Rental Income Tax

## Gross Rental Yield in Cyprus

### 37.50% total score

The gross rental yield refers to calculating the percentage of total rent earned per year compared to the price of an apartment in a Capita City Center (CCC). A higher percentage means higher profitability. Based on that data, we assigned Cyprus a score of 9.4, meaning that Cyprus is one of the most profitable markets for rental properties.

## Loan Affordability Index – Cyprus

### 12.5% total score

Loan affordability gauges the ability of an average household to meet the income requirements for obtaining a mortgage loan on a standard home in the country. It is determined by considering the latest data on income and home prices, with a higher value indicating better affordability.

**Based on that data, we assigned Cyprus a score of 2.3.**

## Round Trip Cost – Cyprus

### 12.5% total score

Round trip cost refers to the total cost involved in purchasing and later selling a property. The goal is to have a lower percentage, as it means less money spent. When analyzing data, we took into account factors such as notary fees, lawyer fees, real estate agent fees, transfer taxes, government transfer fees, and costs paid by both the buyer and the seller.

**Based on that data, we assigned Cyprus a score of 10.25.**

## Rental Income Tax – Cyprus

### 12.5% total score

This is the percentage amount of money that must be paid to the government as income tax when renting out a residential property. The lower the percentage, the less money is required to pay in taxes.

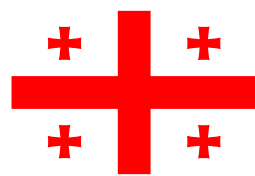
Based on that data, we assigned Cyprus a score of 16.31.

Rental income is subject to a tax rate of 3% on 75% of the gross amount in Cyprus. However, this is also dependent on your residence status.

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# Georgia



**Country:** Georgia  
**Capital City:** Tbilisi  
**Language:** Georgian

**Currency:** The Georgian Lari (GEL)  
**Region:** Europe  
**Beach property:** Yes

The real estate yield for Georgia is currently ranked 4T in our index, with a total score of 39. Georgia's real estate yield is relative to other global yields and is calculated by relying not just on rental yield but also taking into account income ratio, loan affordability, round trip cost, and rental income taxation. Low-tax property markets are on the rise as more high-net-worth individuals move offshore.

Competitive jurisdictions like Georgia are the winners as investors come to take advantage of exceptional real estate markets and more favorable taxes.

Plenty of investment deals are to be made in the emerging real estate markets in the Georgian capital, Tbilisi. Choose from one of our three zero commission Nomad Capitalist Real Estate Plan Packages, and apply to become a client today.

## Price to Income Ratio for Georgia

### 25% total score

Price to income ratio is the measure of affordability. The lower the number, the better. It's calculated by comparing the average cost of an apartment to the average amount of money a family has left over after they pay all their bills and expenses.

The formula takes into account factors like how much money families earn, the size of the property, and the average cost per square meter in a city center.

**Based on this data, we assigned Georgia a score of 13.3.**

## 13.3

Income Ratio

## 10

Gross Rental Yield

## 0.6

Loan Affordability

## 9.5

Round Trip Cost

## 5

Rental Income Tax



## Gross Rental Yield in Georgia

### 37.50% total score

The gross rental yield refers to calculating the percentage of total rent earned per year compared to the price of an apartment in a Capita City Center (CCC). A higher percentage means higher profitability.

**Based on that data, we assigned Georgia a score of 10, meaning that Georgia is one of the most profitable markets for rental properties.**

## Loan Affordability Index – Georgia

### 12.5% total score

Loan affordability gauges the ability of an average household to meet the income requirements for obtaining a mortgage loan on a standard home in the country. It is determined by considering the latest data on income and home prices, with a higher value indicating better affordability.

**Based on that data, we assigned Georgia a score of 0.6.**

## Round Trip Cost – Georgia

### 12.5% total score

Round trip cost refers to the total cost involved in purchasing and later selling a property. The goal is to have a lower percentage, as it means less money spent. When analyzing data, we took into account factors such as notary fees, lawyer fees, real estate agent fees, transfer taxes, government transfer fees, and costs paid by both the buyer and the seller.

**Based on that data, we assigned Georgia a score of 9.5.**

## Rental Income Tax – Georgia

### 12.5% total score

This is the percentage amount of money that must be paid to the government as income tax when renting out a residential property. The lower the percentage, the less money is required to pay in taxes.

Based on that data, we assigned Georgia a score of 5, as there is a flat tax rate of 5% for rental income.

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# South Africa



**Country:** South Africa

**Capital City:** Cape Town

**Language:** English; Afrikaans

**Currency:** Rand (R)

**Region:** Africa

**Beach property:** Yes

The real estate yield for South Africa is currently ranked 3 in our index, with a total score of 41. South Africa's real estate yield is relative to other global yields and is calculated by relying not just on rental yield but also taking into account income ratio, loan affordability, round trip cost, and rental income taxation.

Low-tax property markets are on the rise as more high-net-worth individuals move offshore.

Although it makes our top rental yield index, South Africa's tax system is generally considered quite high, with a personal income tax rate of up to 45%.

Our team will help you find the right jurisdiction for your property investment. When paired with legal offshore bank accounts and structures, offshore real estate offers a unique form of asset protection.

Choose from one of our three zero commission Nomad Capitalist Real Estate Plan Packages, and apply to become a client today.

## Price to Income Ratio for South Africa **25% total score**

Price to income ratio is the measure of affordability. The lower the number, the better. It's calculated by comparing the average cost of an apartment to the average amount of money a family has left over after they pay all their bills and expenses. The formula takes into account factors like how much money families earn, the size of the property, and the average cost per square meter in a city center.

**Based on this data, we assigned South Africa a score of 3.4.**

**3.4**

Income Ratio

**9.9**

Gross Rental Yield

**2.8**

Loan Affordability

**14.65**

Round Trip Cost

**30.8**

Rental Income Tax

## Gross Rental Yield in South Africa **37.50% total score**

The gross rental yield refers to calculating the percentage of total rent earned per year compared to the price of an apartment in a Capita City Center (CCC). A higher percentage means higher profitability.

Based on that data, we assigned South Africa a score of 9.9, meaning that it is one of the most profitable markets for rental properties.

## Loan Affordability Index – South Africa **12.5% total score**

Loan affordability gauges the ability of an average household to meet the income requirements for obtaining a mortgage loan on a standard home in the country. It is determined by considering the latest data on income and home prices, with a higher value indicating better affordability.

**Based on that data, we assigned South Africa a score of 2.8.**

## Round Trip Cost – South Africa **12.5% total score**

Round trip cost refers to the total cost involved in purchasing and later selling a property. The goal is to have a lower percentage, as it means less money spent.

When analyzing data, we took into account factors such as notary fees, lawyer fees, real estate agent fees, transfer taxes, government transfer fees, and costs paid by both the buyer and the seller

**Based on that data, we assigned South Africa a score of 14.65.**

## Rental Income Tax – South Africa **12.5% total score**

This is the percentage amount of money that must be paid to the government as income tax when renting out a residential property. The lower the percentage, the less money is required to pay in taxes.

Based on that data, we assigned South Africa the score of 30.8, as the income you earn from a rental property is taxed at a progressive rate of 18–45%.

Sign up for our Weekly Rundown for exclusive access to hand-picked insights on property investment, global citizenship, residency, tax strategies, and diversified living.

# United Arab Emirates



**Country:** United Arab Emirates

**Capital City:** Abu Dhabi

**Language:** Arabic, English

**Currency:** Emirati Dirham (AED)

**Region:** Middle East

**Beach property:** Yes

The real estate yield for the United Arab Emirates is currently ranked 1 in our index, with a total score of 54. The UAE real estate yield is relative to other global yields and is calculated by relying not just on rental yield but also taking into account income ratio, loan affordability, round trip cost, and rental income taxation. Low-tax property markets are on the rise as more high-net-worth individuals move offshore. Competitive jurisdictions like the UAE are the winners as investors come to take advantage of outstanding real estate markets and more favorable taxes.

Dubai real estate is a great option for those seeking a luxurious nomad base. Choose from one of our three zero commission Nomad Capitalist Real Estate Plan Packages, and apply to become a client today.

## Price to Income Ratio for UAE 25% total score

Price to income ratio is the measure of affordability. The lower the number, the better. It's calculated by comparing the average cost of an apartment to the average amount of money a family has left over after they pay all their bills and expenses. The formula takes into account factors like how much money families earn, the size of the property, and the average cost per square meter in a city center.

**Based on this data, we assigned the UAE score of 3.**

3

Income Ratio

12.2

Gross Rental Yield

4.8

Loan Affordability

6.5

Round Trip Cost

0

Rental Income Tax



## Gross Rental Yield in UAE

**37.50% total score**

The gross rental yield refers to calculating the percentage of total rent earned per year compared to the price of an apartment in a Capita City Center (CCC). A higher percentage means higher profitability.

**Based on that data, we assigned the UAE a score of 12.2, meaning that the UAE is one of the most profitable markets for rental properties.**

## Loan Affordability Index – UAE

**12.5% total score**

Loan affordability gauges the ability of an average household to meet the income requirements for obtaining a mortgage loan on a standard home in the country. It is determined by considering the latest data on income and home prices, with a higher value indicating better affordability.

**Based on that data, we assigned the UAE score of 4.8**

## Round Trip Cost – UAE

**12.5% total score**

Round trip cost refers to the total cost involved in purchasing and later selling a property. The goal is to have a lower percentage, as it means less money spent. When analyzing data, we took into account factors such as notary fees, lawyer fees, real estate agent fees, transfer taxes, government transfer fees, and costs paid by both the buyer and the seller

**Based on that data, we assigned the UAE score of 6.5.**

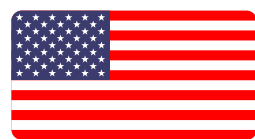
## Rental Income Tax – UAE

**12.5% total score**

This is the percentage amount of money that must be paid to the government as income tax when renting out a residential property. The lower the percentage, the less money is required to pay in taxes. Based on that data, we assigned the score of 0 as there is no tax on rental income in the UAE.

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# United States



**Country:** United States

**Capital City:** Washington, D.C. **Region:** Americas

**Language:** English

**Currency:** US Dollar (USD)

**Region:** Americas

**Beach property:** Yes

The real estate yield for the United States is currently ranked 8 in our index, with a total score of 35. The United States real estate yield is relative to other global yields and is calculated by relying not just on rental yield but also taking into account income ratio, loan affordability, round trip cost, and rental income taxation.

Low-tax property markets are on the rise as more high-net-worth individuals move offshore.

Although the United States ranks within the top 10 of our Real Estate Yield Index, the unique nature of the American citizenship-based tax system makes it problematic for investors.

By owning property in other countries, you gain exposure to different markets and currencies, providing portfolio diversification. When paired with legal offshore bank accounts and structures, offshore property investment offers a unique form of asset protection.

Choose from one of our three zero commission Nomad Capitalist Real Estate Plan Packages, and apply to become a client today.

## Price to Income Ratio for US 25% total score

Price to income ratio is the measure of affordability. The lower the number, the better. It's calculated by comparing the average cost of an apartment to the average amount of money a family has left over after they pay all their bills and expenses. The formula takes into account factors like how much money families earn, the size of the property, and the average cost per square meter in a city center.

**Based on this data, we assigned the United States a score of 4.5 for the income ratio.**

4.5

Income Ratio

8.2

Gross Rental Yield

2.8

Loan Affordability

8.31

Round Trip Cost

30

Rental Income Tax

## Gross Rental Yield in The US

### 37.50% total score

The gross rental yield refers to calculating the percentage of total rent earned per year compared to the price of an apartment in a Capita City Center (CCC). A higher percentage means higher profitability.

**Based on that data, we assigned the United States a score of 8.2.**

Rental yield can vary significantly depending on the State, with the likes of Texas and Tampa, Florida, currently offering high returns.

## Loan Affordability Index – US

### 12.5% total score

Loan affordability gauges the ability of an average household to meet the income requirements for obtaining a mortgage loan on a standard home in the country. It is determined by considering the latest data on income and home prices, with a higher value indicating better affordability.

**Based on that data, we assigned the United States a score of 2.8.**

## Round Trip Cost – US

### 12.5% total score

Round trip cost refers to the total cost involved in purchasing and later selling a property. The goal is to have a lower percentage, as it means less money spent. When analyzing data, we took into account factors such as notary fees, lawyer fees, real estate agent fees, transfer taxes, government transfer fees, and costs paid by both the buyer and the seller.

**Based on that data, we assigned the United States a score of 8.31.**

## Rental Income Tax – US

### 12.5% total score

This is the percentage amount of money that must be paid to the government as income tax when renting out a residential property. The lower the percentage, the less money is required to pay in taxes.

Based on that data, we assigned the United States a score of 30, as generally, rental income is taxed at a high rate of 30% in the US.

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	25% [1]	37.5% [2]	12.5% [3]	12.5% [4]	12.5% [5]	[6]	[7]		
	Price to Income Ratio [8]	Gross Rental Yield [9]	Loan Affordability Index [10]	Round Trip Cost [11]	Rental Income Tax [12]	Rent - Apartment (1 bedroom) in CCC (USD) [13]	Buy - Price per Square Meter to Buy Apartment in CCC (USD) [14]	Total Score	Rank
United Arab Emirates	3	12.2	4.8	6.5	0	1541	3924	54	1
Puerto Rico	4.5	10.9	2.9	8.33	29	2053	3418	45	2
South Africa	3.4	9.9	2.8	14.65	30.8	313	419	41	3
Georgia	13.3	10	0.6	9.5	5	993	1972	39	4T
Cyprus	6.8	9.4	2.3	10.25	16.31	679	2605	39	4T
Ghana	74.6	10	0.1	9.2	8	1143	750	38	6
Panama	10.2	9.1	1.2	8.3	13.99	919	2442	36	7
United States	4.5	8.2	2.8	8.31	30	2365	7406	35	8
Kazakhstan	9.7	8.8	0.7	12.3	16	448	1172	34	9T
Saudi Arabia	3	6.9	4.5	7	0	958	1692	34	9T
Qatar	5.3	7.7	2.6	1.8	10	1805	4730	33	11T
Oman	3.6	7.2	3.6	3	2.25	651	2081	33	11T
Armenia	17.2	8.5	0.4	10.7	7	1049	2649	33	11T
Latvia	8.1	4.3	1.9	6	10.00%	498	2645	32	14
Uzbekistan	14.1	8.2	0.3	12	16	585	1232	31	15T
Guatemala	11.9	7.9	0.8	11.2	18.75	571	1643	31	15T
Mexico	8.4	7.8	1	10.8	25	850	2884	31	15T
Dominican Republic	15.8	7.9	0.5	6.8	20.73	923	2213	31	15T
Venezuela	18.9	7.9	0.2	6.6	26	360	733	30	19



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Honduras	8.9	7.4	0.8	11.6	12.27	370	551	29	20T
Ireland	7.3	6.8	2	9	11.37	2138	8108	29	20T
Egypt	12	6.8	0.6	8.53	23.56	178	492	27	22
Iraq	8.1	6.5	1.1	7	19	427	2192	26	23T
Costa Rica	9.5	6.5	0.9	12	15	682	2150	26	23T
Ecuador	11.1	6.4	0.8	8.31	25	459	1383	25	25
Jordan	7.4	5.8	1.4	7.3	15	350	1259	24	26
Iceland	7	5.4	1.8	2.85	22	1637	6134	23	27T
Malaysia	8.1	4.4	1.7	6.2	30.00%	475	2552	23	27T
Bolivia	10.5	5.7	1	4.5	25	292	1154	23	27T
Ukraine	12.2	5.8	0.5	8.3	18	456	2318	23	27T
Iran	24.4	5.9	0.2	8.6	23	542	2099	23	27T
Portugal	12.6	5.4	1.3	11	28	1372	6003	22	32T
Norway	8.1	3.6	1.9	4.68	22.00%	1305	8543	22	32T
Lebanon	18.3	5.6	0.5	13	5.42	782	3429	22	32T
Turkey	12.6	5.6	0.4	10	33.1	351	1251	22	32T
Montenegro	13.1	5.3	1	7	15	459	1936	22	32T
Malta	12.1	5.3	1.1	19	35	1063	4504	22	32T
Belgium	6.5	4.7	2.6	19.2	10.7	1056	4219	21	38T
Moldova	12.1	5.3	0.7	5	15	352	1339	21	38T
Spain	7.8	4.8	2.1	16.5	19	1113	4985	21	38T
Netherlands	7.2	4.7	2.2	8.25	20.6	1821	8264	21	38T
Denmark	6.6	4.4	2.6	2.85	52.07	1822	8114	21	38T

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Australia	7.5	4.6	1.8	13.02	32.5	1977	15074	20	43T
Mongolia	17.6	5	0.6	13.7	10	366	1383	20	43T
Tunisia	11.9	4.9	0.7	9.1	29.78	238	988	20	43T
Bulgaria	9.2	4.5	1.6	7.7	10	490	2860	19	46T
United Kingdom	8.3	4.4	1.8	10	27.02	2558	16096	19	46T
Colombia	17.5	4.8	0.5	5.9	26.25	332	1513	19	46T
Peru	19	4.8	0.5	8	30	509	1966	19	46T
Belarus	13.8	4.8	0.4	7.2	15	407	1947	19	46T
Azerbaijan	14.5	4.7	0.6	10.3	10	349	1599	19	46T
Cambodia	32.5	4.8	0.3	6.9	14	528	2286	19	46T
Morocco	14.2	4.6	0.9	14.75	15	442	2196	19	46T
Pakistan	13.9	4.7	0.5	10.9	20.57	150	238	19	46T
Chile	15.6	4.5	0.8	5.35	35	527	2867	18	55T
Greece	11.5	4.3	1.2	8.5	33.33	562	2809	18	55T
Albania	15.7	4.3	0.8	5.3	10	506	2576	18	55T
New Zealand	9	4	1.5	8.83	23.11	1567	7679	17	58T
Italy	9.7	3.9	1.7	13.6	21	1454	9662	17	58T
Lithuania	12.7	4	1.2	3.44	15	828	4513	17	58T
Kosovo (Disputed Territory)	14.1	4	0.9	5.2	11	354	2009	17	58T
Romania	10.9	5.3	1	10.3	10	514	2701	17	58T
Uruguay	13.7	4.1	0.6	14	10.5	598	2481	17	58T
Slovakia	13.2	3.8	1.3	8.2	21.39	747	5239	16	64T
Indonesia	18.5	4.1	0.5	17.2	20	488	2842	16	64T

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Serbia	15.9	3.9	0.9	6.1	15	860	3685	16	64T
Canada	9.4	3.6	1.3	10.7	25	1806	9308	16	64T
Slovenia	12.1	4.9	1.3	3.73	15	776	5033	16	64T
Finland	7.8	3.3	2.2	9	31.8	1072	7656	16	64T
Brazil	18.3	3.9	0.5	11.5	15	397	2166	16	64T
Russia	16.3	3.9	0.5	14.3	20	873	7360	16	64T
Poland	13.3	3.7	0.8	9.8	10.53	935	4872	15	72T
Estonia	11.8	3.4	1.4	4	20	738	4247	15	72T
North Macedonia	13.3	3.5	1	6	10	318	1892	15	72T
Kenya	16	3.5	0.5	11.2	10	368	1172	14	75T
Algeria	16	3.4	0.7	12.4	25	243	1787	14	75T
Singapore	15.5	3.3	1	35.38	22	3550	20421	14	75T
Croatia	13.2	3.2	1.1	9	10	644	4502	14	75T
India	9.2	3.2	1.1	13	14.85	240	2459	14	75T
Philippines	30.1	3.5	0.3	8.65	25	569	4536	14	75T
Kuwait	11.5	3.1	1.1	9	7	930	7087	14	75T
Luxembourg	11.5	3	1.4	12	49	1777	12284	13	82T
Austria	10.3	2.9	1.6	10.5	22.51	923	8662	13	82T
Bangladesh	12.6	3.2	0.7	11.9	17	140	1164	13	82T
Hungary	14.6	3.2	0.7	12.18	15	596	4111	13	82T
Switzerland	9.7	2.8	1.8	6.2	60	1332	19414	13	82T
Vietnam	23.5	3.3	0.4	6.9	20	387	2526	13	82T
Sweden	9.9	2.8	1.6	6.86	20	1487	11096	13	82T

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Bosnia And Herzegovina	11.4	2.9	1.3	7	15	298	2523	13	82T
Thailand	24	3.2	0.5	7.5	17.67	641	5752	13	82T
Sri Lanka	40.8	3.3	0.2	9	14.99	311	1621	13	82T
Germany	10.7	2.8	1.5	13	26.05	1400	8926	13	82T
France	11.8	2.8	1.5	13.5	48	1423	13531	13	82T
Czech Republic	14.9	3	0.8	6	16.24	1071	8772	13	82T
Israel	14.1	2.8	1	12.7	10	1378	12253	12	95T
Syria	86.7	3.1	0.1	6.9	19	291	340	12	95T
Japan	10.3	2.5	1.7	16.4	20.42	1108	9046	12	95T
Argentina	22.7	2.4	0.1	10.7	21	323	2507	9	98
Hong Kong (China)	44.9	1.7	0.3	34.11	15	2295	30295	7	99T
Nepal	32.8	1.7	0.2	12.3	16	185	1941	7	99T
China	34.6	1.6	0.4	30.2	5	1075	17118	7	99T
Taiwan (China)	20.1	1.5	0.8	32.1	20	621	14434	7	99T
South Korea	26	0.9	0.5	25.4	1	769	20376	5	103





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