

Ian Formigle – Chief Investment Officer, CrowdStreet

Invest like an Institution – How Everyday Investors are Building \$1M Real Estate Portfolios With CrowdStreet

Most investors are missing a key part of an institutional investor's portfolio – commercial real estate.

The vision of CrowdStreet is to give an opportunity to everyday investors to buy into commercial real estate. Historically, access to these investments has been local and limited. The deals were most likely in your city, and you likely have to know someone.

CrowdStreet helps investors in Seattle, for example, and get them access to deals in a city like Orlando. It's all about the power of choice. CrowdStreet has \$2.4 billion raised on the Marketplace and has over 100,000 accredited investors.

It is the largest online real estate investing marketplace – two times the next largest marketplace.

There are a few parts to a CrowdStreet deal: Sponsor review, deal review, and then offering terms review. CrowdStreet has a large legal team to comb through every aspect of the deal.

Their deals are mostly concentrated in Texas and Florida. Ian thinks these two markets offer some of the greatest upside that you will find throughout the country.

Ian gives examples of three different investors. Investors can get deals for multifamily real estate, industrial real estate, or multi-use. And they have deals in many different parts of the U.S.

There are two other advantages for commercial real estate: Tax advantages and inflation hedging.

Right now, we're living in an inflationary environment so the need for hard assets like real estate has never been higher. Rent growth has been double double-digits in most major cities.

CrowdStreet is a part of *True Wealth Real Estate* – written by Stansberry's Steve Sjuggerud. Most deals have a five-year horizon.

If you want to take advantage of the CrowdStreet-Stansberry partnership, check out [CrowdStreet's website](#).