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SyndicatePath brings the power of equity crowdfunding to small commercial real estate brokers.

Raleigh, NC -

“We can help smaller commercial real estate brokers double their income,” says Syndicate Path CEO Adam Pressman. Finding a buyer for an office or apartment building in a smaller market just got a whole lot easier. Syndicate Path is helping brokers who list income producing commercial properties to find investors through crowdfunding and lead the group to buy the building. The listing broker gets all of the commission up front, a management fee until the property is sold and a share of the profit if and when the property is eventually sold.

“We got the idea by speaking with real estate brokers,” said Pressman. A broker had listed a property for \$4 million that had good cash flow. The bank was willing to write a mortgage for \$3 million but finding an investor with \$1 million who liked the property was a problem. It is a time-consuming process and it can go on for months, especially in a smaller market.

“We solve the problem by showing the broker how to raise the \$1 million from a group of investors, all of whom usually live close enough to the building to drive by. The broker can expect to close on the building in 60 days, at the full asking price. Because the broker represents both the seller and the buyer, he does not have to share the commission with anyone.”

The real estate industry has adopted crowdfunding faster than any other industry. Several real estate funds and REITS have raised \$25 to \$50 million. Stock Brokerage firms have always sold these private placements, but they often charge a 15% “load” most of which is for the stock broker's commissions. “Syndicate Path eliminates that cost,” said Pressman. “It gives the investors a better bang for their buck. These are ideal investments for IRA accounts and investors seeking passive income.”

A lot of crowdfunding sites will display one offering alongside several others. Syndicate Path provides the infrastructure so that a real estate broker can crowdfund each property without competition. “We provide a fully functional turn-key operation,” Pressman said.

Brokers get a dedicated website in the broker’s own name which describes the property and the offering. SyndicatePath provides forms for the legal documents, help with the drafting the marketing pieces, e-mail templates and even the e-mail addresses of up to 10,000 people in the zip codes surrounding the property who have invested in real estate before. The website accepts the investment and places it into an escrow account until the offering is fully subscribed.

“SyndicatePath is a virtual company,” said Pressman. “It is a collaboration of professionals located all over the US. We have an investment banker with 45 years’ experience in Scottsdale; a real estate and securities attorney with 40 years’ experience in San Francisco and a retired

banking executive with 30 years of experience underwriting commercial real estate loans in Dallas. All are available to give hands-on assistance to every broker raising funds.”

“We provide a lot more than just a website and paperwork,” said Pressman. “We want every broker who uses our service to be a repeat customer. Our goal is to help every broker fund every offering.”