

Reading recent unremittingly bad news about the U.S. real estate market suggests one reason so much money can be made buying the right asset classes these days. Just one example is a local non-registered blind pool being formed to purchase distressed East Bay (San Francisco) California rental properties in rough neighborhoods. This ongoing business is highly profitable in part because most buyers fear to tread in such waters, especially in this market.

In the early 1980s, real estate investment vehicles were typically partnerships or LLCs formed to reduce limited partners' tax liability using accelerated depreciation. Now, however, most private offerings of real estate funds promise high current income and capital gains to the limited partners or shareholders.

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