

Renters, Homeowners & Investors: The Changing Profile of Communities

February 26, 2013 |

Renters, Homeowners & Investors: Eric Belsky

ERIC BELSKY: In terms of the, quote, unquote, corporate side of this, the large-scale capital deploying, I think that you can -- you know, I hate to over generalize anything, and I think that it depends on the model that they're trying to operate under. I've heard it said, and I've seen it myself, that some of these funds have very what they think is sophisticated sort of software to try to assess where to pick properties. They're not just willy nilly doing it, they're doing it in places that they think have a much stronger long run potential to keep them occupied, or to be able to see price appreciation. And in that respect they're probably coming in and if anything, you know, making choices that are in theory again informed, and therefore are probably a positive force if their models are right. But then there are going to be others, I think who pay less attention, less due diligence.