

# REAL ESTATE INVESTMENT

Baybridge Partners Real Estate Investment group (REIG) refers to a business that focuses the majority of its efforts and capital on real estate. In search of profits, real estate investment groups may choose to buy, renovate, sell, or finance properties. Baybridge Partners Real estate investment groups commonly buy out multi-unit properties, selling units to investors while taking responsibility for administration and maintenance of the property. Baybridge Partners Real Estate Investment Group (REIG) can be any entity with multiple partners that focuses the majority of its business on real estate. In a typical real estate investment group, a company buys or builds a set of apartment blocks or condos, then allows investors to purchase them through the company, thereby joining the group. REIGs do not qualify as REITs and are not subject to any specific limitations or disclosures. Baybridge Partners REIGs can be structured in many ways, though most are organized as partnerships that pass-through income reported on K-1 tax documents. One of the benefits of REIGs is the pooled capital available for investment. Baybridge Partners Real Estate Investment Groups are comprised of multiple partners or private shareholders. Having multiple sources for capital investments provides a greater pool of capital and a greater ability to invest more broadly. Baybridge Partners Real estate investment groups focus the majority of their business on real estate, but they are not necessarily subject to any specific real estate entity status or beholden to any specific type of operations. As such, they have flexibility to structure their business in several ways, and they can make real estate investments as desired.

Also, Baybridge Partners Real Estate investment groups may engage in other business activities such as property financing, flipping properties, leasing properties to clients or property management companies for a portion of rental income, or selling units of a property while maintaining overarching control. In general, there are no specific limitations on the activities a real estate investment group can be involved in. Many REIGs will market themselves as such to make it easier for investors to identify them. The goal of a REIG is to provide monthly cash flows from the investments made in real estate holdings. Investment real estate can be attractive because of its multi-dimensional return potential. Baybridge Partners REIGs seek to take advantage of a multitude of investing opportunities by creating a portfolio of property investments. In general, several ways exist for REIGs to produce returns. They may choose to invest in apartment buildings, rental homes, commercial buildings, or commercial units. It may earn income from mortgage lending, rental properties, or property management fees. Baybridge Partners REIGs often appeal to high-net-worth investors who look to invest directly in real estate but do not wish to assume full property management responsibilities.