

Preconstruction Syndication: Developers and Real Estate Purchasers Capitalize on Current Market

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Regardless of current market conditions, real estate developers and real estate purchasers can now partner through an innovative contract to create a win/win outcome.

Ft.Lauderdale, FL -- Real estate has taken a down-turn, but through an innovative process BridgePoint Ventures, LLC has created a way for both real estate developers and real estate purchasers to mitigate the risk in a challenging marketplace.

"Unfortunately, real estate does not avoid supply and demand laws, and many will be hurt as a result of this downturn -- specifically the world of new development," explained Eric Jafari of BridgePoint Ventures, LLC.

"A group of some of the nation's most successful real estate purchasers, CEOs and entrepreneurs have collaborated to develop an opportunity to capitalize on the softening of the market. By providing new development projects with the provisions needed to endure the current market softening, BridgePoint is able to provide its financial partners with potential double-digit profits without ever having their capital accessed by the developer," said Jafari.

The process has been branded "preconstruction syndication," according to Jafari. Developers are able to avoid the delay in construction caused by requirements to obtain preconstruction contracts for 50 percent of their units or more. The company web site at www.BridgePoint-Ventures.com offers additional details.

Instead of attempting to market the units over the course of two years, or having to sell the project units at a loss, many developers turn to BridgePoint Ventures to fulfill the number of units needed to secure a construction loan right away.

"BridgePoint has relationships with a wide range of real estate purchasers who are prepared to purchase preconstruction contracts as long as the developers are willing to meet certain terms," said Jafari.

"The essence of the 'preconstruction syndication' concept lies in the fact that there is a potential opportunity for double-digit profits without ever having capital accessed by the developer -- when most are losing capital in the existing market climate. BridgePoint has the ability to offer buyers with as little as \$200,000 an opportunity to participate in multiple transactions ranging from land lots in Tennessee, managed resort units in Las Vegas, condo-conversion units in Fort Myers, Florida, to even bungalow units in the Bahamas," added Jafari.

Most financial opportunities are subject to outside market conditions. "Preconstruction syndication" through BridgePoint Ventures provides strategic and creative ways to increase the potential for profit beyond the "educated gamble" of traditional real estate investments.

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About BridgePoint Ventures, LLC:

By leveraging relationships and using volume purchasing, BridgePoint Ventures, LLC is able to offer its joint venture partners preconstruction contracts with favorable terms seldom available to the general public.

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