

Real Estate Crowdfunding Market as a New Commodity Circulation Sector

A.N. Shmeleva¹, G.V. Plekhanov Russian University of Economics, Assoc. Prof. Dr., schmelevaanna@mail.ru

¹ Professor of Entrepreneurship and Logistics Department, Moscow, Russia

Citation: Shmeleva A.N. Real Estate Crowdfunding Market as a New Commodity Circulation Sector, *Kompetentnost' / Competency (Russia)*, 2022, no. 2, pp. 46–51.
DOI: 10.24412/1993-8780-2022-2-46-51

key words

crowdfunding, real estate market, competitiveness, crowdfunding projects, distributed use economy

I have analyzed the state of the real estate crowdfunding market in Russia and abroad. For the first time, the impact of the real estate market on the economy was discussed in 2007. Today, real estate crowdfunding is actively developing in most countries. Currently, many crowdfunding platforms have lowered the entry barrier for investors and have become more accessible for investment. Unfortunately, the Russian real estate crowdfunding market is just beginning to take shape. Regulatory barriers hinder the development of this market segment, although Russians are already ready to invest in mass real estate.

I believe that it is necessary to take into account the experience of real estate crowdfunding abroad, the desire and willingness of Russians to use the resources of digitalization not only for the growth of entrepreneurial initiatives, but also to be able to invest in crowdfunding in their country, ensuring their financial stability and the stability of certain territories.

References

1. Davis C. 6 Best Real Estate Crowdfunding Investment Platforms, 10/01/2022; <https://www.nerdwallet.com/best/investing/real-estate-crowdfunding-platforms>.
2. Davis C. 7 Best Real Estate Crowdfunding Investment Platforms, 23/09/2020; <https://www.nerdwallet.com/best/investing/real-estate-crowdfunding-platforms>.
3. Eliminating the Prohibition Against General Solicitation and General Advertising in Rule 506 and Rule 144A Offerings; <https://www.sec.gov/info/smallbus/secg/general-solicitation-small-entity-compliance-guide.htm>.
4. Following Stock Trades and Mattress Sales, Real Estate Investing Goes Digital; <https://www.forbes.com/sites/iintoo/2019/07/15/following-stock-trades-and-mattress-sales-real-estate-investing-goes-digital/#355813fa4c5c>.
5. Jumpstart Our Business Startups Act; https://en.wikipedia.org/wiki/Jumpstart_Our_Business_Startups_Act.
6. NerdWallet; <https://en.wikipedia.org/wiki/NerdWallet>.
7. Real Estate Crowdfunding Trends for 2020 and Beyond; <https://www.financialsamurai.com/real-estate-crowdfunding-trends-for-2020-and-beyond/>.
8. Yieldstreet: Generate Passive Income With Alternative Investments; https://www.yieldstreet.com/generate-passive-income/?utm_source=NerdWallet&utm_medium=Affiliate&utm_campaign=Pilot&utm_content=GPI.
9. Yieldstreet: Invest; <https://www.yieldstreet.com/offerings/>.
10. Yieldstreet: Real Estate; <https://www.yieldstreet.com/raise-capital/real-estate/>.
11. Yieldstreet: Your Investing Partner; https://www.yieldstreet.com/gatsby-assets/files/real_estate.pdf.
12. Borisov N. Micro-apartments — to take or not to take? <https://www.domostroyenn.ru/statyi/oni-stroyat-gorod/mikrokvartiry-brat-ili-ne-brat-razbiraem-novyy-trend-uhodyashhego-goda-na-rynke-nedvizhimosti>.
13. Veleshevich S. All over the world. Why there is no real estate crowdfunding in Russia; <https://sber.pro/publication/pochemu-v-rossii-net-kraufandinga-v-nedvizhimosti>.
14. Nedrya K. Transformation: how commercial real estate has changed investor tactics; <https://reality.rbc.ru/news/60c1dbd29a7947bfbabfbb6>.
15. Top Russian developers by current housing construction is published; <https://reality.ria.ru/20210402/stroitelstvo-1603995232.html>.
16. Trubilina M. Not with children will be bought; <https://rg.ru/2020/07/01/zachem-nuzhny-kvartiry-ploshchadiu-8-10-kvadratnyh-metrov.html>.

ПОЛИГРАФИЯ
АСМС

(499) 175 42 91

верстка и дизайн
полиграфических изделий,
полноценная цифровая печать,
ч/б копирование