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Best real estate crowdfunding platforms in europe

Crowdfunding real estate is one of the easiest ways to invest in real estate and one of my favorite forms of investment along with P2P loans. Until recent years, the only option to enter the property market is whether to buy a property directly or to invest in a REIT. Now, we have a property crowdfunding site, which is quite between the two forms of investment. If you want to learn more about the differences between these types of investments in the property market, see my article on REIT vs Crowdfunding VS Private Investing. Before we talked about my favorite real estate crowdfunding website in 2020, let me remind you that I have invested in real estate through an online platform since 2015, and I have used many platforms targeting various geographical regions. Spanish investment has become my biggest disappointment, largely due to the inefficiency of platform teams or devastating government legislative changes. Investment in the UK also doesn't give me much joy, but apart from Lendy's fraud, other platforms have dealt well and the big issue with properties in the UK has been a relatively unexpected Brexit event and threw everything off the rails. The German and Austrian markets have also given me stable returns - these are mature markets and platforms in these countries tend to be handled by serious and ethical people. Investing in online properties can be a daunting prospect to many new investors, as it may not be used to mix offline assets such as real estate, with internet technology and permeability. And that's why I want to guide you towards what I think is the best and most reliable platform in 2020. See also: How to evaluate private real estate investments Keep in mind that in each platform there are different real estate investment modalities. I have written briefly about this in my article about the risk vs. results in real estate investment. Rendity Rendity is one of the few platforms focused on the German and Austrian property markets that also cater to international investors. iFunded is another one I use. Most of the deals are located in Austria. There are also a few opportunities in Germany as well. In terms of statistics so far, Rendity states that it has successfully completed 63 funded projects, which translate to €34 million in invested capital. The average annual return so far amounts to 6.10%. This is a very solid platform with well behind it, and investors have been very happy with the results so far. You can read my full Rendity review to learn more about this platform and decide whether it's the right choice for you. Join Rendity Reinvest24 After investing in this platform in early 2019 and talking to Tanel Orro (CEO) On my podcast can safely say that it is one of my favorite real estate platforms. I like their approach to caution and very transparent with their investors. They will soon have a secondary market available as well. Their focus is 100% Estonia currently but they have plans to expand in the future. While other platforms published risky loans accidentally at times, Reinvest24 focused on projects that returned interstate throughout their lives. Their idea is to get a real meal at an excellent price, do some great recovery work and then rent it out for some sweet monthly returns. I would particularly recommend such a platform to someone who wants to build a passive monthly income stream that can fully or partially maintain a person's lifestyle, which is what is popularly known as financial independence, and is closely related to the FIRE movement (Financial Freedom, Early Retirement). Join Reinvest24 EstateGuru EstateGuru provides an opportunity for investors to invest in real estate loans. Projects typically produce more than 10% and on average a year in length. In addition to genuine real estate development loans for new projects, they also put the following types of loans on the platform: business loans bridge loans most loans return interest montly, although some have other arrangements. The main market for EstateGuru is Estonia, however I have also seen loans from Latvia, Lithuania, Finland, Spain and Portugal. I expect they will continue to diversify geographically as they grow over the next few years. Investing with estateGuru EvoEstate EvoEstate is an innovative platform because it is aggregate and cures the best deals from many platforms. The team at EvoEstate specializes in real estate deals because they believe that this is an investment vehicle that will produce the best and most reliable returns over the next few years. You can read my full review of EvoEstate or listen to my podcast with EvoEstate cofounder Gustas Germanavičius for more information. Investing with EvoEstate Property Partner This is the UK's top real estate platform in my opinion. They are very well organized and professional in their analysis of every investment opportunity, which allows me to make an informed decision about my investment. I have written an in-depth Real Estate Partner review where I explain how this platform works. I am very happy with how I have been considered an investor. I think of this platform as one of the bedrocks in my real estate investment strategy. I have invested in UK properties for some Through this platform, and although Brexit is a tough blow, I have high hopes for future returns as the UK will not lose appeal for investors and international expats. Register at iFunded Property Partner Germany is one of the top countries to swallow when investing in real estate, and thankfully the iFunded platform makes it easy for investors to get a piece of the German property market. I recommend reading iFunded reviews to see why I decided to invest in German properties with this platform and what results I got. They still need to fully develop the English version of their content (especially their newsletters currently only delivered in Germany), but none of which Google Translate can't solve. Signing up for the iFunded Crowdestate Crowdestate was launched in Estonia in 2014 and has an excellent track record with returns of over 20% and more than 40,000 investors so far. I love their website as a very easy to find thing and it is a pleasure to navigate through all investment opportunities. Check out my interview with CEO and founder Of Loit Linnupold Mastermind.fm. There is also a secondary market that helps maintain liquidity with your investments. I've written about my experience on Crowdestate in my full review so check that out that if you want to see how I can get a 13.26% return on this platform so far. Sign up for the Crowdestate Bulkestate Bulkestate Platform, as the name may be, allows crowdfunding real estate investment projects and bulk-offering apartments for prices lower than market value. Bulk concentrates on Latvian properties, and you can learn all about why they made this choice in my interview with the founder and CEO of this platform, Igor Puntuss, Mastermind.fm. You can also read my Bulkestate reviews for more information about this platform. The average return is more than 14% per an excellent year. You can invest in real estate development loans or engage in the purchase of apartment groups, which may be a unique feature of this platform and one to monitor in the coming months. Investing in Bulkestate Raizers Raizers is the preferred platform if you want to invest in French properties. It is a platform that has been in operation for 5 years with zero default. Go go across and read my Raizers review if you're looking for investment options in France specifically. Investing with the Raizers Platform to Avoid Unfortunately, there are the most well-avoided platforms, mostly due to the following two reasons: Not a fundamental and unflattering competence on investing and managing Extreme Real Estate investments focusing on marketing and raising money at the detriment of a solid investment You will find a platform that has either one or both problems and ultimately has zero respect , and with it is best avoided. Some have gone out of business, such as Lendy's UK platform, while others managed to jump together driven by a cheating marketing strategy. My Housers once really liked Housers because they allowed me to invest in various countries through one platform. Since Housers, I have invested in real estate across Spain, Portugal and Italy. There are many types of properties and investments available in Housers, and they also have a chance where I can invest in a piece of art. However over the last few years the platform has really downhill, focusing all their efforts in a cheating marketing campaign and ignoring the emails and phone calls of many investors include myself. Also keep in mind that profits on investment over Housers will be taxed at sources. This is something I don't like about this platform because it takes part of your profits. Profits from Portuguese profits were taxed at 28%, while those from Italian properties were taxed at 26% and those from Spain were taxed at 19%. For this reason, although I invested in Portuguese and Italian properties in the past to learn more about the property market there, I will stick to Spanish projects in the future and thus get lower tax deductions. There is also the possibility of getting a tax refund from these countries if your country of residence has multiple tax treaties with those who effectively lower the withholding tax payable. However, I find that too much hassle because it is not an easy process to get this refund. My Moose property has also invested heavily in Property Moose, but due to the changing conditions in the UK (especially the South East) caused by Brexit, the company needs to undergo some restructuring and no longer accept new investments. All the stocks have been transferred to the UK Diversified Property, which has attractive plans to become the first crowdfunding platform listed on the UK stock exchange. At the moment they will go through the process of restructuring assets and revaluing each of the properties under management. Things have been delayed repeatedly with stock market listings, but I still have hope that I will eventually get a good return on the money invested there when the listing finally happens. Frequently Asked Questions How is this investment taxed? Check out my articles on P2P taxation and real estate platforms in Spain. Although I wrote the article with the Spanish population in mind, the same concept applies to most other countries in Europe. Doesn't the publication of project financial data in general negatively affect property sales? Not really, although at first it may seem to have that effect. In reality, what happens is that the buyer finally looks at the property and compares prices to other properties in the same area under similar circumstances. He also compares prices and property to other properties that have been shortlisted, even in other areas. Therefore, ultimately these two facts are far more important than the limited drawbacks of project details published on the platform. Many platforms also limit access to the financial details of the project that matter most to the personally, which means the buyer eventually (unless he is an investor himself) will not see the details. Which is the best geographical area to invest? As I mentioned earlier, I believe that the Baltics along with Germany and Austria offer the best chance at However, the property market is in constant flu due to the various factors that affect it, and therefore you need to do your homework properly before deciding on investment. For example, an investment period can be a major differential factor between successful and catastrophic investments. Some markets offer limited but highly profitable investment windows, while other markets have certain properties that make it really stable and are therefore suitable for long-term investments, perhaps at a lower rate of return. Do you know of any other platforms I should check out? Notify me in the comments section. Section.

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