

Blackstone Prepares A Record \$50 Billion To Snap Up Real Estate During The Coming Crash

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The US housing market appears to be on the decline and ready to crash, as few Americans can afford the homes at sky-high prices with soaring interest rates. Blackstone, ready to pounce on crashing prices for distressed properties, is close to finalizing a \$30 billion fundraiser to bring its war chest total up to \$50 billion that would set a record as the biggest vehicle of its kind. Some of the funds are committed to purchasing real estate in Asia and Europe. According to the *WSJ*, Blackstone will focus on four key areas: warehouses used for e-commerce; life-sciences office buildings; rental housing; and hospitality tied to travel and leisure. Blackstone is the largest US residential landlord.

The past two months have seen a barrage of negative news coverage focusing on the US housing market...

- [Is The Housing Crash Starting?](#)
- [Why The Housing Bubble Bust Is Baked-In](#)
- [The One Housing Chart That Shows A 'Buyer's Market' Has Returned](#)
- [As Mortgage Rates Explode Price Cuts Soar And Buyer Demand Collapses](#)
- [Housing Market Peaks: Home Prices Finally Drop From All-Time Highs](#)

... which is predictable: after all, with mortgage rates soaring at the fastest pace on record to decade highs, and sending US housing affordability to the lowest in history...

... only a handful of the "1%" can afford the American Dream.

Alas, it also means that just like in 2007, a housing crash is now just a matter of time.

That much is known. What is also known, is that once housing crashes, the **largest US residential and commercial landlord** – private equity giant Blackstone – is about to get even bigger. That's when it will deploy some (or all) of the *record \$50 billion in dry*

powder it has raised to prepare for just the coming housing crash.

According to the [WSJ](#), Blackstone is the final stages of raising a new real-estate fund that would set a record as the biggest vehicle of its kind, defying market volatility and a crowded landscape for fundraising.

The private-equity giant said in a regulatory filing Wednesday it has closed on commitments totaling \$24.1 billion for Blackstone Real Estate Partners X, the latest iteration of its main real-estate fund.

According to the [WSJ](#), Blackstone is committing about \$300 million of its own capital and has allocated an additional \$5.9 billion to investors, which will bring the fund to \$30.3 billion when it is finalized. The firm raised the fund, expected to be the largest traditional private-equity vehicle in history, in just three month. It was also Blackstone that set the prior record, with the \$26 billion buyout fund it raised in 2019. The new real-estate fund will be 50% larger than its predecessor, a \$20.5 billion pool raised in 2019.

Together with funds dedicated to real estate in Asia and Europe, Blackstone will have a war chest of more than \$50 billion to do so-called opportunistic investments, which tend to be higher-risk deals with the potential for higher returns.

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