

Top 10 CRE Funds Stockpile Billions as Market Wonders What's Next

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With so much leverage at their disposal, large funds can afford to pay premiums to secure deals, a strategy that can mislead smaller investors into believing the market has bottomed out when, in reality, deep-pocketed players are simply outbidding the competition.

Yet, the urgency to invest may not be as intense as some believe, especially among institutional investors with long-term horizons. “There’s definitely a little bit of pressure,” said [Robert Gilman](#), real estate practice leader at Anchin. “Eventually, we’re going to be able to buy these properties when they’re on the floor.”

Gilman explained to *GlobeSt.com* that many investors prefer to wait for further price drops rather than buy prematurely, especially since funds can earn modest returns by parking their cash in the meantime.