

Portland startup aims to level the commercial real estate investment field

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A Portland startup is looking to level the commercial real estate investment field.

Called BuildingBITS, the new company comes from [Alexander Aginsky](#), [managing director for the small investment advisory firm Aginsky Capital](#), and [Andrei Zverev](#), a payment technology expert in Seattle.

The BuildingBITS online platform lets non-accredited investors buy shares in companies that own commercial buildings for an investment as low as \$1,000.

According to a release, the platform has been made available in part due to changes in federal regulations that had prohibited smaller investors from getting in on commercial real estate projects. Those changes, to the Securities and Exchange Commission's Regulation A, went into effect in 2015.

“Up until recently, federal regulations prohibited smaller, everyday investors from access to large-scale commercial real estate projects, which left them few options to grow their wealth and widened the income gap,” Aginsky said in a release. “New



COURTESY OF BUILDINGBITS

Alexander Aginsky, founder of BuildingBITS, a new online real estate investment platform that allows non-accredited investors to buy shares in commercial properties.

regulations in 2015 helped create a whole new playbook for non-accredited investors, and that's where BuildingBITs comes in."

BuildingBITs currently has four buildings in its portfolio that investors can pick from, including a multifamily property in Portland and commercial buildings in Minnesota, Pennsylvania and South Carolina. The buildings are for sale through BuildingBITs, and once projects are fully funded and closed, investors become eligible for dividends and appreciation.

The company plans to grow its property portfolio in the U.S. and overseas in the near future.

"Traditional REITs are handled by investment managers at their discretion or whim," Aginsky said. "We allow investors to pick their own properties and invest as much as they want."

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