

Title: Akemi and Blackstone sitting in a tree...

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Url: /r/Superstonk/comments/optqwv/blackstone_created_rental_backed_securities_in/

Is_self: False

I was going to wait till tomorrow once I could check for more typos/flaws, but fuck.... some smart fucking Apes I was talking to mentioned Akemi being owned by Blackstone.....

^(Some smart Ape noticed I had a typo in the title. It should definitely say "since" not "sense".....try so fucking hard to not have a typo and there we go.... thanks
u/)[**^(darkcrimsonx)**](https://www.reddit.com/user/darkcrimsonx/)

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I usually like to throw in some memes to keep shit light but I'm sorry, I wanted to share this ASAP....Also I'm keeping it fresh with in text citations. References at the bottom so yall can look shit up more easily

This is what I'd written prior to realizing they owned Akime:

Edited to add: I've since realized that it is actually Blackrock that owns Akamai, not Blackstone. That said, the whole Akamai thing is just fuel to the fire, the post isn't about Akamai.

Un

Lots of folks were mentioning how Blackstone was buying up properties like crazy. What do they also make money in? Rental Backed Securities.

Think of it like this.

If I straight up bought a house for cash I wouldn't have to worry about a mortgage. This really isn't feasible for most families and so most of us have a mortgage. Now it is getting harder and harder to buy a home because we are being outbid by companies like....Blackstone.

Why would this be in Blackstone's interest?

Of course most would assume that it's simply so that they can be a landlord, yadda yadda.

Having large property management companies equates to ALOT of overhead. Why would a massive financier want to stick money down into lots of overhead? Well shit wouldn't you if it would allow you to be a predominant moniker....essentially monopolize the Rental Backed Securities Market?

Deux

^(fixed it for you) u/NHNE

Citadel is clearly the largest MM within it's scope, why wouldn't Blackstone want to monopolize where it could?

What get's hairy is the role duality.

Citadel enters role duality because it works not only as a Market Maker but also a Hedge Fund.

Blackstone enters role duality because it CREATED Rental Backed Securities, and also has monopolized the rental world (Perry, 2013).

They aren't simply buying up homes, but they are going in against every day Americans and outbidding them at ranges from 20-50% over asking price.

Interestingly the CEO, Steve Schwartzman, bragged about the massive increases in rent (Sirota and Perez, 2020). Why would they want rent prices to increase? Because they have bet on Rental Backed Securities. They own Home Partners of America and once owned Invitation Homes which has the largest amount of single family rental homes (80,000 homes across America) (Curry, 2018).

Prior to Blackstone selling a portion of Invitation Homes, a 10k was filed wherein it was stated in their Acquisition Statement that the company has specific insights into the rental market and states that they have great visibility into the rental market (U.S. Securities and Exchange Commission, 2019).

>"We target submarkets and neighborhoods in undersupplied high-growth markets and leverage our in-house acquisition and operations teams' local market expertise to acquire homes in in-fill locations that we believe will experience above average rental rate growth and home price appreciation. Our in-house acquisition teams are comprised of dedicated professionals located in our markets and at our corporate headquarters who provide strategic direction and broad oversight. Our acquisition teams have significant local market experience and expertise in single-family investments and sales, which enables us to target specific submarkets, neighborhoods, individual streets, and homes that meet our selection and underwriting criteria. To date, we have underwritten more than one million individual homes which gives us a substantial proprietary database on which we can draw as we evaluate future acquisition opportunities in our markets. The number of homes underwritten represents the total number of acquisition opportunities that we have considered and of which we have conducted preliminary analysis, including acquisition opportunities that were ultimately not pursued or completed. As a result of our selective and disciplined investment approach, we have analyzed and considered a far greater number of potential acquisitions than the number of homes we have actually acquired. As a result of our large existing portfolio and volume of acquisitions to date, we believe we have a high degree of visibility into rental rates and fixed and controllable operating expenses, which allows us to more accurately underwrite expected net yields of homes prior to acquisition. We also collaborate with local market real estate brokers and others, and leverage these relationships to source off-market acquisition opportunities. Within our markets, our approach allows us to screen broadly and rapidly to identify potential acquisitions in highly targeted submarkets at the neighborhood and street levels. Our in-house team of acquisition professionals coordinates with our in-house renovation, maintenance, and property management teams to ensure that feedback from historical acquisitions is shared across functions so that our ongoing investment activities are informed by, and benefit from, insight from prior experience."

Insider trading is exemplified by this circumstance as Blackstone created Rental Backed Securities and

then was also invested in, and grew rental corporations. While Blackstone has sold their portion of Invitation Homes, they now are the largest single-family home rental corporation owner. Recently they acquired Home Partners of America for 6 Billion Dollars.

Trois

If we hone in specifically at one region, Tampa bay for example, we can see multiple times where they impacted the local economy. In 2013 Blackstone owned at least 300 residencies within Pinellas County alone (Harwell, 2013). After acquiring Home Partners of America, they gained 17,000 homes across the U.S. Just this April they purchased a 76 million dollar apartment complex in Tampa (Kritzer, 2021). While mass apartment complex are being purchased, so are residencies. Not only is BlackStone buying homes 20-50% over, but so is BlackRock. While currently they are not related, BlackRock began after Larry Fink parted ways with Blackstone in the 80s. They still do the same type of business, which is outbidding homebuyers in an effort to monopolize home rental industries while Blackstone also monopolizes Rental Backed Securities, which they created (Belvedere, 2017). The similarity in their names? Intentional per the interview with CNBC that is cited below. .

Tldr; Blackstone created Rental Backed Securities bonds. They now are also the largest owner of all single owned rental homes. A 10k they released specified they have specific insights into the market. They are insider trading. Blatantly.

EDITED TO ADD PICTURES AND SAY:

They also fucking added 100 billion dollars in AUM this past year per their earnings!

<https://preview.redd.it/97l3mez0svc71.png?width=1920&format=png&auto=webp&s=eada6b19147b88f8da3be234fb09e3b8da258aca>

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