



## **Expanded Multifamily Cap Rates Make Now The Time To Invest In Apartments, Reports America 2030 Chairman and Real Estate Expert, Val Sklarov**

*America 2030 Equity Continues Road Show at Upcoming National Association of Investment Bankers Chicago Meeting, FSX Ft. Lauderdale Meeting, and Tenant in Common Association Las Vegas Annual Meeting*

For Immediate Release

CHICAGO/EWORLDWIRE/Sep. 16, 2008 --- America 2030 Equity CEO and real estate expert Val Sklarov continues extolling the virtues of multifamily apartment buildings. "It's the perfect storm of conditions for apartment investors - we have cheap debt, ten-year fixed loans, expanding cap rates, constrained supply and, in some markets, supply shortages, inflation and millions of foreclosures. Anyone losing their home to foreclosure is out of the purchase market for the next ten years. Further causing demand is the burgeoning American population that will reach 370 million people by the year 2030," explained Sklarov.

"Multifamily foreclosures are virtually nonexistent - The Wall Street Journal reports that Fannie and Freddie backed multifamily loans through 1Q2008 are reported at only 0.09 percent and 0.04 percent. Jones Lang LaSalle reports in their September 2008 Multifamily MarketWatch that private investors, during the first half of 2008, acquired \$10.5 billion in apartment acquisitions, followed by fund and REIT investors acquiring \$5.2 billion and institutional investors a distant third at \$3.8 billion. I founded America 2030 to give accredited investors direct access to my documented expertise in multifamily acquisitions," reports Sklarov.

"Historically, apartment building operating costs increase less per year than rents, so you have real gain in value, via real gains in net operating income. This is what I refer to as the organic increase in an asset's value. What we experienced over the past ten years were fortunes made in commercial real estate through capitalization rate compression - that is, more equity chasing fewer assets. A volume of investors higher than the volume of new commercial assets coming online is what drove down cap rates, and we are seeing correction to that phenomenon," Sklarov added. "We are now seeing outstanding values in multifamily communities as naive investors steer clear of real estate investing while only sophisticated players remain in the market."

"The cost of mortgage debt, the single largest expense item on an apartment building balance sheet, is at near historic lows. Multifamily supply is restricted because builders focused on condominiums and single family houses during the last ten years. Over one-third of Americans rent, and that number is going to increase due to the return of previous renters forced back into the rental pool. Another contributing factor to multifamily housing fundamentals is massive U.S. population growth. Our company name derives from the fact that there will be 70 million more Americans in the year 2030 than in 2007 when we assembled our firm. All seventy million new Americans need somewhere to live, and thirty-four percent of them will be renters. If I had \$1 billion to spend on acquisitions, I would have it spent inside of six months - we have over three hundred properties on our radar, presently," added Sklarov.

Tony Piwowarczyk, America 2030 chief operating officer, points out, "Of course, our secret sauce is the proven, tenacious ferocity with which our CEO, American real estate expert Val Sklarov, approaches acquisitions. Val makes his money on the buy, then further uncorks value from assets by focusing on increasing net operating income. It's the one-two punch in real estate, to buy wholesale and increase value organically, through NOI growth. Val is known as someone that does not re-trade and will go hard on escrow money and follow through with, at times, an accelerated closing date. While institutional real estate buying committees are trying to agree on shrubbery, Val is executing purchase agreements."

"I am working with some of the finest external wholesalers in the business to get the word out that we have the experience, expertise and track record to provide investors access to multifamily opportunities that would otherwise not be accessible to them because of the management-intensive nature of multifamily apartment management. In addition to the NIBA and FSX presentations, over the next several weeks we are speaking at the Newbridge Securities, Private Equity Group and Direct Capital Securities conferences, each of whom with we have selling agreements, as well as exhibiting at the Tenant In Common Association (TICA) annual

conference," added Piwowarczyk.

For more information on America 2030 Equity visit '<http://www.America2030.com>'.

#### About America 2030 Equity

America 2030 Equity's name origin derives from the fact that America's population is projected to swell by 70 million people, from 300 million to 370 million, by the year 2030.

America 2030 Equity executives began selling apartment complexes in 1984 and started their investment career, with the purchase of one rental house, in 1988. The America 2030 Equity acquisition team holds 38 years real estate experience completing more than 100 real estate transactions totaling in excess of \$200 million. Since 1997, America 2030 Equity's asset managers have grown approximately U.S. \$1.5 million equity to \$52 million, representing a 10-year Annual Rate of Return of approximately 46 percent from July 1997 through June 2007.

Having proven themselves savvy real estate equity managers through bull and bear markets over the past 20 years, using only their own capital, the company's asset managers now turn their focus toward syndication of America 2030 for sophisticated, accredited investors. The information in this press release does not constitute an offer or solicitation for the purchase of interests in multifamily apartments.

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**SOURCE:** America 2030 Equity