



# Shifting Times: Israeli Investing in U.S. Real Estate Amid Global Crises

June 29, 2020

## Summary

In our recent webinar, [Shifting Times: Israeli Investing in U.S. Real Estate Amid Global Crises](#), Brian Carrozza of Goulston & Storrs moderated an interactive panel featuring Zev Gewurz of Goulston & Storrs and special guests David Lazarus of Eastdil Secured and Mitch Roschelle of PwC for a discussion on the current state of the investing in the U.S. commercial real estate market through the lens of Israeli investors.

The panelists shared their insights on the state of market in the midst of the COVID-19 pandemic, how this downturn compares to previous downturns and also touched on the importance of the national social justice movements concerning racial injustice, economic inequity and environmental sustainability and the potential impact on CRE.

## Impact of the Pandemic on Commercial Real Estate

The experts agreed that the recent seismic disruptions have accelerated certain previously-existing trends and potentially reversed others, affecting the demand profile for virtually all asset classes, including retail, residential, industrial office and lab. As part of this conversation, the panelists explored the range of forecasts on whether societal structures (and in turn, the demand for real estate) will be forever changed. Specifically, how will the pandemic affect companies' appetites for traditional office space? Will consumers develop new shopping habits? Will spacious suburbs experience a second renaissance? Will people go back to hotels, resorts and assisted living facilities? What will be the new demand drivers for bricks and mortar?

The experts also contemplated the possible short and long-term impacts of the response by the Federal Reserve to inject liquidity into the market, generally lauding the Fed's coordination to ward off immediate economic disaster, but questioning the sustainability of this monetary policy if implemented for too long a duration. They also addressed what they and their respective clients are seeing and doing in the markets in terms of new transactions, including new financings, leases and trades.

## Civil Unrest, Racial Justice, Economic Inequality and ESG in the U.S.

The session ended with a high-level discussion of how the invigoration of social justice movements will accelerate the growth of ESG and other socially-responsible investing, the proliferation of affordability legislation and the impact of the dynamic national conversation around diversity and inclusion on different U.S. real estate markets.

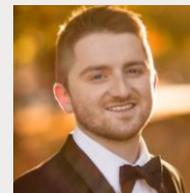
As part of their analysis, the experts touched on new investment requirements for pension, sovereign wealth and other funds, and the influence of the changing regulatory landscape on asset pricing.

A recording of the discussion is available [here](#).

For more information, please reach out to your [Goulston & Storrs attorney contact](#).

To stay updated on our latest advisories, blogs, and guidance related to COVID-19, please visit the Goulston & Storrs Online Resource Center [goulstonstorrs.com/coronavirus-disease-2019-covid-19/](https://goulstonstorrs.com/coronavirus-disease-2019-covid-19/)

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Special Guest! **David Lazarus**  
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Special Guest! **Mitch Roschelle**  
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Summarized by:



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