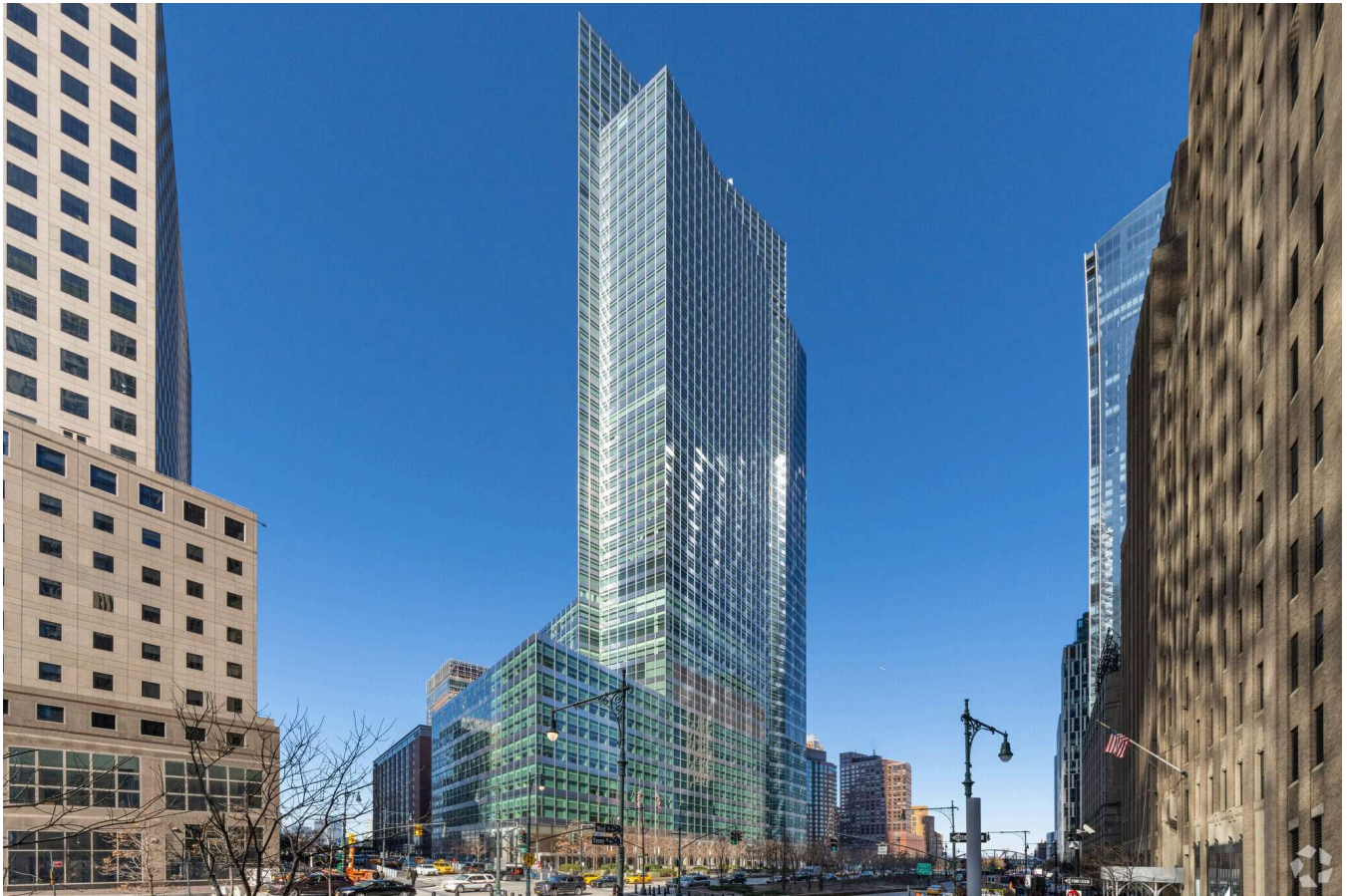


Goldman Sachs Ready To Lend \$7 Billion After Record Fund Raise

US Bank Sees Significant Real Estate Credit Opportunity Driven by Dislocations



Goldman Sachs' global headquarters at 200 West St. in New York. (CoStar)

By [Bert Erik ten Cate](#)
CoStar News

May 14, 2024 | 4:04 AM

Goldman Sachs Alternatives has \$7 billion of lending capacity, including leverage, after the final close of [West Street Real Estate Credit Partners IV](#) and related vehicles.

The bank said it sees a "significant opportunity set in real estate credit driven by major dislocations" in real estate markets around the world. This creates attractive opportunities for alternative lending sources that can provide size and certainty of

execution to borrowers, Goldman said. The fund has already started investing into this environment, committing over \$1.8 billion across eight investments globally.

The fundraise exceeded the fund's original target and is the largest in its series, Goldman said. The capital was raised from new investors, longstanding investors who increased allocations to the strategy, and significant investments from Goldman Sachs and its employees.

Institutional investors in the strategy include sovereign wealth funds, insurance companies, and US and international pension plans. Investors from family offices, Goldman Sachs Private Wealth Management and third-party wealth channels also made significant commitments. Real Estate Credit Partners IV will be the first fund in the series to make disclosures under Article 8 of the European Sustainable Finance Disclosure Regulation, which means it promotes environmental or social characteristics and it will provide information on how those are met.

Since 2008, Goldman Sachs has invested over \$20 billion in high yield real estate credit globally.

The real estate team consists of more than 250 professionals with offices in 19 cities and 11 countries. Real estate at Goldman Sachs Alternatives leverages the broader resources of Goldman Sachs to source, evaluate and execute investments.

Jim Garman, global head of real estate at Goldman Sachs Alternatives, said: “Consistent with our thirty-year history investing through multiple cycles, our real estate platform is designed to be dynamic in the face of changing conditions. While our flagship equity strategies provide clients with access to differentiated opportunities across sectors and regions, with specific focus on assets benefitting from trends in technology, demographics and sustainability, credit has always been a critically important component of our product mix, particularly during periods of capital markets disruption.”
