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reshaping-u-s-real-assets/

The $2 Trillion Quiet Wave: How

Foreign Capital Is Reshaping U.S. Real

Assets

Over the past decade, more than two trillion dollars from outside the United States has

flowed into American factories, warehouses, farmland, logistics centers, and energy

projects.

Almost none of it makes headlines.

These investments seldom involve taking control of a company or buying property

near military installations. They arrive instead as minority stakes, loans, long-term

leases, or commitments to established U.S.-managed funds — structures that are

lawful, tax-efficient, and do not require review by the Committee on Foreign

Investment in the United States (CFIUS).

At Lexquill we help structure these transactions for family offices, private equity funds,

and institutional clients worldwide. This piece sets out the scale of the current wave,

the reasons it is accelerating in 2025 and 2026, and the practical ways capital is being

deployed today.

Why the inflows continue to grow

U.S. real assets still deliver attractive, dollar-denominated income that is veT搠⽆㈠rea〲㡭w

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Four proven and fully compliant structures in use

today

1. Loans and mezzanine financing

The investor provides debt rather than equity. Interest flows with minimal or zero U.S.

withholding tax when the right jurisdiction and treaty are used.

2. Minority equity positions (typically 5–9 %)

No board seats, no voting rights, no sensitive information rights — positions that

almost never trigger a CFIUS filing.

3. Long-term ground leases

A 30–99-year lease delivers economic exposure to land or buildings without triggering

foreign-ownership restrictions.

4. Commitments to leading U.S. funds

Limited-partner interests in large, diversified real asset vehicles keep individual

ownership fractions well below any regulatory threshold.

These approaches are standard practice for Canadian pensions, Singapore government

investors, Gulf sovereign entities, and family offices from every continent.

Where the capital is going right now

Gulf sovereign investors continue to allocate tens of billions annually to logistics

and energy infrastructure.

Singapore’s major funds are steadily increasing exposure to industrial parks and

warehouses.

Family offices and private funds from Europe, Asia, and the former Soviet space

frequently route capital via the UAE or Hong Kong to access the same

opportunities.

The most active corridors today run through Texas and the Southeast (logistics), the

Midwest (farmland and renewables), and the Mid-Atlantic manufacturing belt (data

centers and reshoring projects).

Looking ahead

Regulatory oversight will evolve — some additional farmland reporting and slightly

closer review of certain minority stakes are already under discussion — yet the

broader U.S. policy stance remains clearly open to genuine passive investment.

At Lexquill we design structures that are robust today and resilient tomorrow, drawing

on deep experience with U.S. tax rules and the treaty networks of the UAE, Singapore,

Cyprus, Hong Kong, and many others.

If you are considering a U.S. allocation — whether $1 million or $100 million — we

would be glad to explore what makes most sense for your particular circumstances.

Please feel free to reach out any time at info@lexquill.com or book a call directly

through the site. An initial conversation is always complimentary.

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