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ISSUE 10

BI-WEEKLY REPORT

THE GREAT RE-ENTRY

If the first two weeks of 2026 were about "testing the waters," this week was the cannonball. We are officially seeing the re-entry of institutional capital into the South Florida core.

The signal came loud and clear this week with **Oak Row Equities** closing on a massive **\$520 million** land acquisition at 1111 Brickell Bay Drive.

The Takeaway: When a developer drops half a billion dollars on dirt in a high-interest environment, the debate about South Florida's longevity is over. The smart money is doubling down on the "Wall Street South" thesis.

THE MARKET MONITOR

- **\$520M Trade:** 1111 Brickell Bay Dr (Land). The priciest dirt trade of the cycle so far.
- **Office Liquidity:** DWS Group sold the Alhambra Complex (Coral Gables) for \$119.6M.
- **Tax Alert:** Bill HJR 203 proposes phasing out Homestead taxes, likely shifting the burden to commercial owners.
- **Mortgage Rates:** Projected to fall to ~5.8% by year-end 2026.

SECTOR SPOTLIGHT

The "Power" Constraint

A new constraint is hitting the market: **Electricity**. With AI demand surging, industrial sites with high-capacity power (6,000+ amps) are commanding premiums.

The Play: Heavy industrial land near substations is the new goldmine.

STRATEGIC IMPERATIVE

The \$520M Brickell trade proves that the "price discovery" phase is ending. Institutional buyers are no longer waiting for distress; they are buying for growth. For mid-market owners, 2026 is not the year to wait for rates to hit 4%... it is the year to leverage the "Power and Policy" constraints to drive value.

FIRM UPDATE

6

MONTHS SINCE
INCEPTION

\$21M

TRANSACTION
VOLUME

\$30M

ACTIVE
INVENTORY



JUST LISTED: VILLAGE PLAZA (±65,060 SF)

Margate, FL (Fort Lauderdale MSA) | Value-Add Retail Opportunity

- **The Asset:** 6.62 acres with 650' of frontage on State Road 7. First time on market in decades.
- **The Upside:** 79% occupancy with in-place rents ~35% below market.
- **The Yield Play:** Short WALT (1.77 years) provides a clear path to a **8.68% stabilized yield by Year 3.**
- **The Growth Story:** Surrounded by massive new density, including the 287-unit Cocogate and 50-acre Margate City Center.

THE FORWARD LOOK Q1 2026

With over \$30 million in active inventory, our focus for the first quarter is clear: connecting capital with 'defensible' assets. Whether you are looking to acquire value-add retail like Village Plaza or dispose of stabilized product before the 2026 maturity wall, we are open for business.

SELECT EXCLUSIVE INVENTORY FOR SALE



The 1260 | Oakland Park, FL
\$2,950,000



Forum Plaza | Sunrise, FL
\$775,000



Shoppes at the Pump | Pompano Beach, FL
\$4,500,000



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