



FEBRUARY 20, 2026

ISSUE 12

BI-WEEKLY REPORT

THE \$300M "BUILD" SIGNAL

The institutional "green light" we predicted two weeks ago is flashing brighter.

The News: CMC Group and Fort Partners have secured a massive \$323.8 million construction loan from Bank OZK for the Four Seasons Private Residences in Coconut Grove.

The Takeaway: Following the \$520M Brickell trade and \$335M Wynwood refi, this is the third nine-figure capital injection in 30 days. While the national narrative is "wait and see," South Florida's core is officially in "build and buy" mode.

THE MARKET MONITOR

- **Cash is King:** West Palm Beach currently leads the entire nation in all-cash home purchases (47.2%), insulating the market from rate volatility.
- **Office Stability:** Boca Raton's office market is seeing a "flight to quality," with Class A assets stabilizing as tenants leave older product for amenity-rich buildings.
- **Retail Resilience:** Despite storm damage, a Tampa retail center just sold for near-list price after receiving 17 offers, proving the depth of demand for Florida retail.
- **Rates:** The 10-Year Treasury remains volatile, but private credit spreads are tightening for premier sponsors.

SECTOR SPOTLIGHT

The "Parking" Premium

As municipalities tighten density regulations, parking ratio has become the new "oceanfront."

The Trend: We are seeing a premium on assets with 5.0+ parking ratios (Medical/Retail). Tenants are rejecting sites where customers can't park easily. If you have the asphalt, you have the leverage.

STRATEGIC IMPERATIVE

The gap between "Class A" and "Everything Else" is widening.

We are seeing a "Flight to Utility." Tenants aren't just looking for lower rent; they are looking for lower friction (parking, power, zoning). In 2026, the assets that solve operational headaches (like our new turnkey restaurant listing) will trade at a premium over generic boxes.

FIRM UPDATE

7

MONTHS SINCE
INCEPTION

\$25.6M

TRANSACTION
VOLUME

\$35M+

ACTIVE
INVENTORY



JUST LISTED: THE 441 FLAGSHIP

Margate, FL | Turnkey Owner-User Opportunity

- **The Asset:** ±3,700 SF 2nd-Gen Restaurant on State Road 7.
- **The Zoning:** Rare TOC-C zoning allows for Retail, Office, or Medical conversion.
- **The Deadline:** All offers due February 18th at 5:00 PM EST.
- **The Play:** Perfect for an owner-user tired of paying rent who needs high-visibility frontage.

The "Forward Look"

VILLAGE PLAZA: BEST & FINAL

Update: Our "Call for Offers" on Village Plaza (65,000 SF) has generated significant institutional interest. We are entering the Best & Final round next week.

The Signal: The depth of the buyer pool for this deal confirms that capital is aggressively chasing value-add retail with scale. If you are sitting on a similar asset, the liquidity is there.

SELECT ACTIVE INVENTORY



Wellington Corporate HQ | Wellington, FL
For Sale or for Lease
\$5,200,000 | \$23/SF NNN



Forum Plaza | Sunrise, FL
\$7,000,000



Village Plaza | Margate, FL
\$4,500,000



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TEAM & ACTIVITY



JUST CLOSED: OAKLAND PARK INDUSTRIAL IN FT LAUDERDALE MSA

Asset: 5149-5199 NE 12th Ave, Oakland Park, Florida

Size: 20,749 SF

Price: \$4,620,000 (\$223/PSF)

Cap Rate: 5.60%

The Deal: We are proud to announce the closing of this multi-tenant industrial asset. Despite the insurance headwinds in the industrial sector, we secured a strong exit for our client.

FIRM GROWTH: WELCOME ALEX STEVENS

Vision Real Estate Advisors is pleased to welcome Alex Stevens to the firm as an Advisor specializing in office, industrial, and retail investment sales.

Working alongside Managing Directors Adam & Elon, Alex leads the firm's proactive market outreach, focusing on sourcing investment opportunities and executing disposition strategies. His disciplined approach to deal origination strengthens our coverage in the Broward/Palm Beach markets as we continue to scale our advisory practice.



ACTIVE CAPITAL REQUIREMENTS

With our recent closings, we have \$10M+ in 1031 exchange funds that must be identified within 45 days.

- Target: Retail, Office or Industrial
- Location: Palm Beach, Broward or Miami-Dade Counties



NEW ASSIGNMENT: WELLINGTON CORPORATE HQ

Vision has been retained to market a premier portfolio of medical and professional office condos in the heart of Wellington. With submarket vacancy at a historic low (3.2%), this offering provides a rare opportunity for owner-users to secure a footprint in a high-barrier market and build equity instead of paying rent. Contact the team for pricing and availability.

