SOUTH FLORIDA CRE PULSE

VISION
INTO THE MARKET

JULY 3, 2026 ISSUE 20 BI-WEEKLY REPORT

THE MID-YEAR ROTATION AND THE VALUE SQUEEZE

As we enter the third quarter of 2026, the South Florida commercial landscape is experiencing an intense transaction squeeze. Sidelined capital remains abundant, but the target assets are shrinking. Fresh, high-quality inventory moves immediately, requiring non-refundable hard deposits right at contract from buyers who must underwrite aggressive rent growth just to have their offers awarded.

Conversely, overpriced properties are instantly penalized, growing stale after sitting on the market for six months or more. The table has completely reset: if you price accurately on day one, the liquidity is unprecedented.

THE MARKET MONITOR

- **10-Year Treasury:** 4.49%
- **2-Year Treasury:** 4.11%
- **SOFR:** 3.63%
- **30-Year Fixed:** 6.47%

SECTOR SPOTLIGHT

THE CONDO CAPITAL FLIGHT TO COMMERCIAL

The impending August 3, 2026 elimination of limited reviews by Fannie Mae and Freddie Mac is sending structural shockwaves through the regional condo market.

As residential financing hurdles tighten, a massive wave of high-net-worth private equity and cash-heavy investors is rapidly rotating directly into commercial retail and industrial nodes. This influx of private capital is entirely driving current mid-market liquidity, aggressively targeting clean infill product where they can park equity safely away from condo assessment and insurance complexities.

STRATEGIC IMPERATIVE

THE CAPITAL POSITIONING WINDOW

Capital is nimble, and it favors the path of least resistance. With alternative investment asset classes facing regulatory friction, unanchored commercial retail has solidified its position as the ultimate safe haven for private equity in South Florida. If you own retail inventory, the next 60 days represent a premium positioning window. By capitalizing on this incoming wave of motivated, cash-heavy buyers, our desk can engineer peak pricing leverage and clean, non-contingent terms for your property.

VISION REAL ESTATE ADVISORS

ACTIVE INVENTORY & THE PIPELINE

+/- 200K SF

UNDER CONTRACT TO CLOSE

+/- $50M

IN TRANSACTON VOLUME UNDER CONTRACT

$195/SF

NEW AGGRESSIVE ENTRY BASIS ON FORT LAUDERDALE INDUSTRIAL

PRICE IMPORPOVEMENT: FORT LAUDERDALE OWNER USER INDUSTRIAL

Turnkey Industrial | Fort Lauderdale MSA Corridor › REPOSITIONED FOR ULTIMATE BASIS ADVANTAGE

To capture the momentum of Broward County crossing the massive one billion dollar industrial transaction volume milestone this year, our industrial desk has aggressively repositioned our premier Fort Lauderdale MSA owner-user powerhouse. This highly functional +/- 60,715 square foot warehouse facility situated on a 3.26-acre lot is now offered at an exceptional value of $11,900,000 ($195 per square foot). Benefiting from over $750,000 in recent capital improvements and expanded CW zoning uses, this facility offers an immediate operational edge at an entry basis significantly below replacement cost.

Planet Fitness Plaza | Pompano Beach Corridor › OFFICIALLY AWARDED

Following a highly competitive, multi-round marketing campaign that drew immense interest from regional and national capital, Planet Fitness Plaza has been officially awarded. Our desk successfully navigated the intense bidding environment for this irreplaceable 47,000 square foot fitness-anchored asset in Pompano Beach, and we are currently finalizing contract execution. This rapid mobilization of capital proves that premium retail product situated within high-growth South Florida corridors commands ultimate liquidity in the current market.

The 441 Flagship | Margate Corridor › ADAPTIVE REUSE: TWO WEEKS TO CLOSING

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FIRM MOMENTUM & EXECUTION

THE MARGATE TAKEOVER

Directly across the street from our upcoming closing at The 441 Flagship, our momentum in the Margate corridor continues to accelerate. We are currently in the final contract phase on Village Plaza, a dominant 66,000 square foot retail center.

By managing simultaneous, high-profile transactions across distinct Broward submarkets and controlling large blocks of dominant local inventory, our desk provides our clients with unparalleled localized data and massive market crossover exposure.

MOLDING THE NEXT GENERATION

Our team believes in giving back to the industry that builds our communities. We recently had the privilege of speaking to a room of aspiring high school students, college students, and recent graduates looking to break into commercial real estate.

Hosting the session at Current Capital's headquarters in Hollywood alongside Todd Nepola, we broke down market data literacy and the value of grit.

COMMUNITY IMPACT: CHABAD OF WEST BOCA RATON

Real estate leadership is defined by the impact you make when the cameras are off. The Vision Real Estate Advisors team recently dedicated personal time and financial backing to support the Chabad of West Boca Raton.

Our team personally funded materials and hit the ground to completely construct a brand-new children's playground and sports courts to ensure the next generation has a safe space to gather and grow.