



VISION INTO THE MARKET

OCTOBER 9, 2026

ISSUE 26

BI-WEEKLY REPORT

Q4 CAPITAL DISCIPLINE & TRI-COUNTY YIELD FLIGHT

Following the Federal Reserve's 25 bps benchmark move to a target range of 3.75% to 4.00%, capital desks across South Florida are actively recalibrating Q4 underwriting strategies. While macro borrowing costs remain disciplined, institutional confidence in South Florida fundamentals is backed by major capital injections, including \$238M in apartment refinancing in Doral and \$167M in Miami development financing. Sidelined private equity and 1031 exchange buyers continue competing heavily for unanchored retail and industrial flex inventory across primary markets.

THE MARKET MONITOR

- **10-Year Treasury:** 4.44%
- **2-Year Treasury:** 3.97%
- **Fed Funds Target Rate:** 3.75-4.00%
- **30-Year Fixed:** 6.35%

TRI-COUNTY NOTABLE TRANSACTIONS & CAP RATES

High density retail corridors and infill industrial across Miami-Dade, Broward, and Palm Beach are outperforming broader market benchmarks. Buyers seeking stabilized 7.0%+ cap rate returns are aggressively pursuing daily needs assets ahead of year end debt maturities. Capital deployment remains focused on defensive tenant mixes and high traffic infill locations that offer immediate debt service coverage.

STRATEGIC IMPERATIVE: Q4 CAPITAL DEPLOYMENT & 1031 MANDATES

Fresh off closing Village Plaza in Margate for \$11.3M at a sub 5% cap rate and rounding out ~\$30M in September trades, transaction velocity on our desk remains exceptional. Vision Real Estate Advisors is actively working with institutional partners and private buyers facing hard year end 1031 exchange deadlines. With our launch of Township Plaza (\$21M list price in Coconut Creek) alongside upcoming Q4 listings, we are aggressively sourcing off market unanchored retail and flex industrial inventory across Broward, Palm Beach, and Miami-Dade. Connect with our desk for an updated Broker Opinion of Value (BOV) to position your asset before year end.

ACTIVE INVENTORY & THE PIPELINE

\$11.3M

CLOSED: VILLAGE
PLAZA MARGATE

SUB-5% CAP RATE |
10+ OFFERS
GENERATED

\$21.0M

NEW LAUNCH:
TOWNSHIP PLAZA
60,940 SF RETAIL &
OFFICE

40M+

DEALS UNDER
CONTRACT



VISION
REAL ESTATE ADVISORS



FEATURED EXCLUSIVE LISTING: TOWNSHIP PLAZA (COCONUT CREEK) |
\$21,000,000 LIST PRICE

60,940 SF Multi Tenant Retail & Office | 8.00% Year 3 Cap Rate | 88.9%
Occupancy - [REGISTER FOR OFFERING MEMORANDUM HERE](#)

Township Plaza sits directly in the path of growth less than 1 mile south of
the new \$750M+, 170+ acre Mainstreet Coconut Creek downtown
development. Positioned on 8.24 acres with 102,000 VPD along Sample and
Lyons Roads, the asset offers built in 3.0% annual rent increases and pre
packaged Tesla Supercharger ancillary income (\$37,260/yr NNN).

VILLAGE PLAZA (MARGATE) | \$11,300,000 CLOSED

65,050 SF Multi Tenant Retail | Sub 5% Cap Rate | Sizable Non-Refundable
Deposit at Signing of Contract

Marketed for sale for the first time in over 30 years, Vision Real Estate
Advisors (Elon Gerberg & Adam H. Klein) generated 250+ registered buyers
and 10+ formal offers, resulting in a successful close to buyer Todd Nepola
for \$11.3M. Tenants included CSL Plasma, Domino's, and Women's In
Distress and is directly adjacent to Brookfield's Cocogate Mixed-Use
Development site which is expected to be delivered in 2027.



WWW.VISIONREA.COM



561.599.6441

FIRM CULTURE & COMMUNITY LEADERSHIP

○ ○ ○ ○



SUKKOT UNDER THE STARS

Beyond commercial dealmaking, Vision Real Estate Advisors was proud to sponsor Sukkah Under The Stars, bringing together over 100 community members to celebrate Sukkot. Tradition, hospitality, and deep community connection remain core pillars of our firm culture as we come together during the holiday season.



MEMORIAL TRIBUTE: THREE YEARS SINCE OCTOBER 7

Marking three years since the tragic events of October 7th, Vision Real Estate Advisors pauses to honor the innocent lives lost, remember the families forever changed, and stand in unwavering solidarity with Israel and our community. This third anniversary is a solemn reminder of resilience, strength, and memory. We hold those we lost close to our hearts, continue to pray for the safe return of the hostages, and reaffirm our most sacred promise: We will never forget.



VISION REAL ESTATE ADVISORS KIPPOT ARRIVE

The official Vision Real Estate Advisors kippot (yamulkes) have officially arrived! Custom branded for our team and clients, this milestone reflects our firm's proud South Florida roots and commitment to combining professional excellence with community identity.

TRANSACTION DESK EXPANSION: NEW ADVISOR ONBOARDING

Vision Real Estate Advisors is expanding! As we prepare to scale our transactional coverage across South Florida, we are actively onboarding a new agent dedicated specifically to our Office and Industrial advisory desk. This strategic addition will focus on flex, user investor, and institutional assets across Miami-Dade, Broward, and Palm Beach. Stay tuned for an official agent spotlight in our next issue!



SOUTH FLORIDA MARKET COMPARABLES

○ ○ ○ ○

NOTABLE RETAIL TRANSACTIONS

- **Promenade Shopping Center (PB Gardens):** \$66.85M (\$322/SF) | 207,877 SF | Buyer: The Mount Vernon Co
- **Kohl's Plaza (Coconut Creek):** \$53.50M (\$577/SF) | 92,726 SF | Buyer: Baptist Health
- **111 E Atlantic Ave (Delray Beach):** \$30.87M (\$2,163/SF) | 14,274 SF | Buyer: Redfearn Capital
- **Blue Lagoon Shoppes (Miami):** \$25.24M (\$864/SF) | 29,205 SF | Buyer: Elysee Investments
- **318-338 Lincoln Rd (Miami Beach):** \$18.40M (\$758/SF) | 24,259 SF | Buyer: Tabani Group
- **Village Plaza (Margate):** \$11.30M (\$173/SF) | 65,060 SF | Brokered by Vision Real Estate Advisors

NOTABLE INDUSTRIAL TRANSACTIONS

- **America's Gateway Park (Doral):** \$29.50M (\$256/SF) | 115,000 SF | Buyer: Jet Engine Tech Corp
- **Florida Research Park (Jupiter):** \$19.25M (\$188/SF) | 102,503 SF | Buyer: Disaster Management Group
- **2051 Griffin Rd Marine Industrial (Ft. Lauderdale):** \$24.00M (\$782/SF) | 30,680 SF | Infill Marine Asset
- **2640 SW 28th Ln (Miami):** \$13.99M (\$461/SF) | 30,348 SF | Infill Flex Industrial
- **500 NE 185th St (Miami):** \$11.40M (\$518/SF) | 22,000 SF | Buyer: Galash Capital

NOTABLE OFFICE TRANSACTIONS

- **110 Tower (Fort Lauderdale):** \$89.00M (\$225/SF) | 394,830 SF | Buyer: Mana Group
- **Venture Center Portfolio (Hollywood):** \$69.00M (\$272/SF) | 254,015 SF | Buyer: Memorial Healthcare
- **Two Town Center (Boca Raton):** \$62.00M (\$407/SF) | 152,400 SF | Buyer: Thor Equities
- **Sevilla Building (Coral Gables):** \$39.00M (\$321/SF) | 121,418 SF | Buyer: Baptist Health
- **595 Financial Center (Boca Raton):** \$18.72M (\$156/SF) | 119,774 SF | Buyer: Investments Limited
- **283 Catalonia Ave (Coral Gables):** \$15.00M (\$556/SF) | 26,956 SF | Infill Office Asset

30-DAY MARKET TAKEAWAYS

- **Healthcare Capital Surge:** Regional health systems heavily dominated major Q4 acquisitions, led by Baptist Health and Memorial Healthcare deploying over \$160M across retail, MOB, and office assets.
- **High-Street & Core Retail Compression:** Prime daily-needs and pedestrian corridors continue commanding massive premiums, highlighted by Redfearn Capital's \$2,163/SF acquisition in Downtown Delray Beach.
- **Private Investor Competition:** Private equity and 1031 exchange buyers are actively competing for infill flex industrial and multi-tenant retail inventory under \$30M to beat year-end debt maturities.

