

EXECUTIVE SUMMARY

Q2 2026 Real Estate Intelligence Report

Market Stance

Improving sentiment as price discovery concludes. Volume is returning as capital re-engages with stabilized valuations.

Core Strategy

Focus on "Bifurcated Recovery"—targeting Prime Office, Data Centers, and high-yield Private Credit opportunities.

Cycle Phase

Transitioning from a late-stage downturn into early recovery, driven by rate stabilization and resilient labor markets.

75%

INVESTOR BUYING INTENTIONS



MACRO REGIME & CYCLE CONTEXT

FED POLICY STANCE

Target Range: 3.50% – 3.75% (Steady)

ECONOMIC CYCLE

Slowdown / Disinflationary Reset

REAL ESTATE PHASE

Bifurcated Transition / Early Recovery

Stabilizing Interest Rate Environment

Resilient Labor Market Dynamics

Conclusion of Asset Price Discovery

Economic Cycle
Confidence

85
%

Real Estate Phase Confidence

75%



DATA STACK & E.C.H.O.E.S. FILTER

DATA INGESTION TIERS

Tiers 1-4: Institutional Core

Fed Policy, H.8 Credit, GSE Performance, MSCI RCA Transactions. (Reliability: HIGH)

Tiers 5-8: Market & Narrative

Market Fundamentals, Private Capital, Platform Data, Off-Market Whispers. (Reliability: MED-LOW)

FILTERED SIGNAL INTELLIGENCE

SIGNAL	CAUSAL EVENT	CONSENSUS MISMATCH	STATUS	V-SCORE	P-SCORE
Office Recovery	Q1 Net Absorption (6.9M sf)	Consensus expects crash; data shows bottom	SIGNAL-GRADE	88	72
Multifamily Stability	Vacancy fell to 4.8%	Supply fears overstated; demand robust	SIGNAL-GRADE	92	80
Retail Resilience	Rent growth 2.4%	"Dead mall" trope vs record low supply	SIGNAL-GRADE	85	78
Sun Belt Distress	Recapitalization whispers	Hidden distress in over-leveraged syndicates	WATCHLIST	45	60

SECTOR DASHBOARD: HEAT MAP ANALYSIS

ASSET SECTOR	FUNDAMENTALS	FINANCING	VALUATION	LIQUIDITY	DISTRESS	SIGNAL SCORE	ACTION
Data Centers	95	90	40	85	Low	82	Strong Buy
Industrial	90	85	50	80	Low	78	Hold / Add
Multifamily	80	75	65	70	Med	72	Add
Retail	70	60	75	55	Low	68	Selective Buy
Office (Prime)	45	30	85	40	High	60	Selective Buy
Hospitality	65	50	60	50	Med	58	Monitor

80-100: Strong Buy

65-79: Selective Buy

50-64: Hold / Monitor

0-49: Avoid / Sell

INSTITUTIONAL REPORT: PORTFOLIO & RISK STRATEGY

TOP ALLOCATION SIGNALS

Capital Re-entry

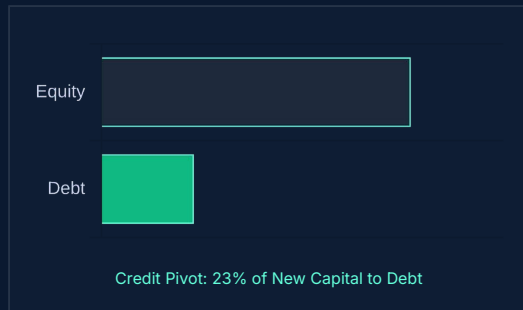
75% of institutional investors plan to increase acquisitions in 2026 as price discovery concludes.

AI-Driven Demand

Data centers remain the top priority for sovereign wealth and pension funds globally.

Office Bifurcation

Class A Prime assets in core markets seeing positive net absorption for the first time in 3 years.



RISK BUDGET & HEADWINDS

Refinancing Gap

\$1.2T in CRE debt maturing through 2026; exit cap rates remain the primary risk factor.

Geopolitical Volatility

Middle East conflict impact on oil prices and global inflation remains a "black swan" monitor.

Concentration Risk

Heavy reliance on Data Center and Industrial sectors leading to potential valuation bubbles.

Policy Lag

Fed holding rates at 3.50% longer than consensus expected, impacting IRR projections.

BUY / SELL / HOLD MATRIX

Action	Target Sectors
BUY	Data Centers, Prime Office, Value-Add Retail
HOLD	Industrial Logistics, Senior Housing
SELL	Secondary Office, Over-leveraged Multifamily

Institutional Stance: Rotation into Private Credit and AI-Infrastructure is accelerating. Risk appetite is increasing for "Green" assets and recapitalization plays.

COMMERCIAL & PRIVATE REPORTS

COMMERCIAL: ASSET OPERATIONS

Leasing Momentum

6.9M sq ft net absorption in Office indicates a return to physical space and stabilized tenant demand.

Retail Rent Resilience

Rents up 2.4% due to zero new supply in major metros; fundamentals remain exceptionally healthy.

Capex & ESG Necessity

High demand for "Green" buildings driving tenant migration to LEED-certified Class A assets.

PRIVATE: SPONSOR & LP VIEW

Fundraising Velocity

Funds hitting targets faster despite lower volume; dry powder deployment pressure exceeds \$250B.

Secondary Market Growth

LPs seeking liquidity via secondary sales of fund interests; significant growth in fractional ownership platforms.

Private Credit Focus

Debt funds represent 23% of total capital raised as LPs prioritize risk-adjusted returns.

DISTRESS WATCH & ACTION

Recapitalization of over-leveraged **Sun Belt multifamily syndications** is the primary focus. Target distressed debt and high-conviction recapitalization opportunities where basis is reset to current market valuations.

RELIABILITY AUDIT & FINAL ACTION LIST

RELIABILITY AUDIT

✔ HIGH CONFIDENCE

Interest rate stabilization at 3.50%–3.75% range.

Office sector bottoming in Prime Class A assets.

Industrial sector fundamental strength and liquidity.

ⓘ MEDIUM CONFIDENCE

Retail rent growth sustainability (2.4% YoY).

Multifamily vacancy stabilization at 4.8%.

✘ LOW CONFIDENCE / SPECULATIVE

Magnitude of Sun Belt multifamily distress.

Timing of geopolitical escalation impacts on oil.

FINAL ACTION LIST

01 Capital Deployment

Aggressively target Data Centers and Prime Office assets where price discovery has concluded.

0 Credit Expansion

2 Increase exposure to Private Real Estate Debt for superior risk-adjusted returns in a high-rate environment.

0 Distress Monitoring

3 Monitor "Pocket Listings" for distressed recapitalization opportunities in over-leveraged Sun Belt syndications.