



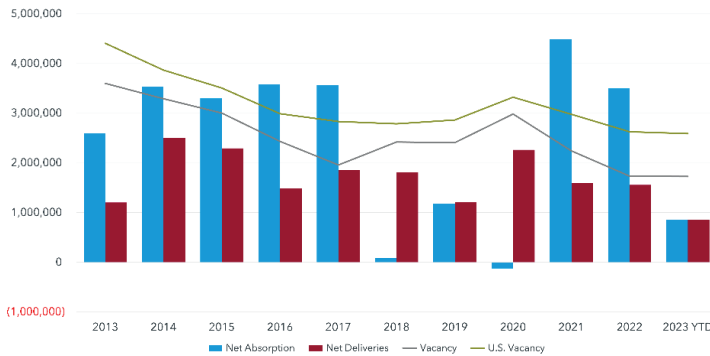
RETAIL MARKET OVERVIEW

TODD COHEN, *Principal*

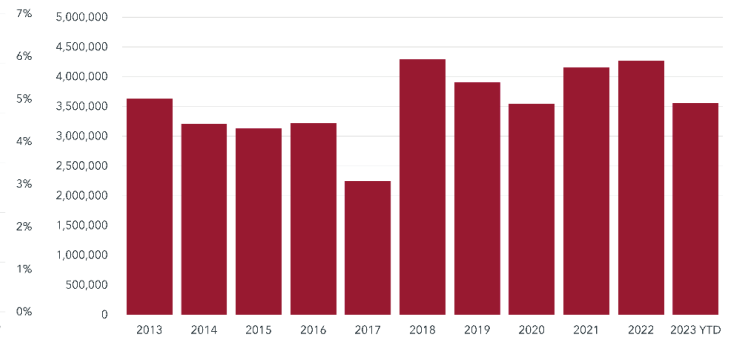
The South Florida Retail market remains robust, especially compared to national retail trends, with rents continuing to rise over the last several quarters. New construction projects have delivered nearly 2 million SF of new space year over year, and an additional 3.5 million SF are currently under construction. Absorption has been slowing slightly, but vacancy rates have stabilized at an incredibly low average of 3% over the entire tri-county region. Fitness centers, restaurants, salons and other service-oriented tenants immune to online/internet threats are leading the way. South Florida retail properties are desired by investors all over the world as is evidenced by continued strong sales momentum despite a challenging capital markets environment.

MARKET INDICATORS	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
▼ 12 Mo. Net Absorption SF	2,654,777	2,722,004	3,499,499	3,426,615	4,351,720
◀▶ Vacancy Rate	3.0%	3.0%	3.1%	3.2%	3.3%
▲ Avg NNN Asking Rate PSF	\$36.24	\$36.03	\$35.50	\$34.54	\$33.86
▼ SF Under Construction	3,553,998	4,020,125	4,268,279	4,675,535	4,542,612
▲ Inventory SF	338,352,494	337,801,147	337,493,211	336,769,749	336,488,286

NET ABSORPTION, NET DELIVERIES, & VACANCY



UNDER CONSTRUCTION



TOP SALE TRANSACTIONS BY SF	SIZE	SALE PRICE	BUYER / SELLER	TENANCY TYPE
1625 W 49th Street Hialeah, FL	153,596 SF	\$17,000,000 \$110.68 PSF	Codina Partners Seritage Growth Properties	Multi-Tenant
5201-5401 W Sample Road Coconut Creek, FL	61,005 SF	\$42,000,000 \$688.47 PSF	Morgan Auto Group Alfred E. Hendrickson, Jr.	Multi-Tenant
2301 W Sample Road Pompano Beach, FL	28,180 SF	\$8,506,900 \$301.88 PSF	Jorge Leopoldo Acevedo Savitar Properties, Inc.	Single-Tenant

TOP LEASE TRANSACTIONS BY SF	SIZE	LANDLORD	TENANT	TENANT INDUSTRY
9919 W Oakland Park Boulevard Sunrise, FL	53,024 SF	J Porru Green	Crunch Fitness	Health Clubs
8700 NW 36th Avenue Miami, FL	38,000 SF	Terra Group	UFC Gym	Health Clubs
1115-1299 S Federal Highway Pompano Beach, FL	36,000 SF	KPR Centers	Undisclosed	Undisclosed