



GreenGate Capital

tREnds

Commercial Real Estate News

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tREnds Commercial Real Estate Newsletter provides a “snapshot” overview of current real estate market conditions that you can read in 5 minutes or less during a coffee break. No graphs, no pie charts, just the facts.

WHAT'S HOT?

Investment Properties:

- Single tenant NNN retail in the \$1.0 M-\$10 M range. Over \$10 billion in transaction volume in the past 12 months

Multi Family:

- National vacancy rate 4.1%, Rents grew by 3.2%

Industrial:

- 21% year over year increase in absorption of vacant space and a 4% increase in rent

Office:

- Top office markets based on vacancy declines in past three years: Orlando & Phoenix

Online Real Estate Auctions:

- The most expensive piece of real estate ever auctioned online in the United States recently closed. The 309,734-square-foot property sold for \$96.1 million

National Economy:

- Technically achieved full recovery of the jobs that were lost during the recession about a year ago, it has added an additional 3,721,000 jobs. As a result, the national unemployment rate has remained below 6% for 11 consecutive months



Did you know?

- Netflix, the on-demand Internet streaming media provider, will significantly expand its headquarters in California agreeing to lease 442,500 SF in new construction office buildings
- Longest post WWII expansion was 1991-2001. Current expansion started in 2009, 6 years
- Amazon facilities have more than 4 miles of conveyor belts inside a 1 million-square foot building
- Dubai to “print” a 2,000 SF office building layer by layer from a mixture of reinforced concrete, gypsum and plastic using a 20-foot tall 3-D printer
- Starbucks “Evenings” new concept to serve wine and beer in 70 locations in Miami, Orlando, Denver and Northern California. Expected to generate additional \$1 B in revenue by 2019
- Demand for homes priced above \$1 M has slowed dramatically in towns that do not feature direct rail access to Manhattan
- A shortage of glass due to booming construction, has resulted in prices increasing close to 45% since 2013

RECENT ASSIGNMENTS

Sold two (2) distressed New Jersey assets for an Institutional owner. A 95% occupied Apartment building at a 7.4% CAP RATE and a vacant Retail/Commercial downtown building via online Auction.



Sources include: SIOR Magazine, WSJ, CCIM Magazine, NNNet Advisors.com, Reis, Real Capital Analytics, The OTTEAU Group