



New Real Estate Data Platform Launches in Miami



WORLD PROPERTY MEDIA, a new global real estate information services company, is set to launch its flagship platform, WORLD PROPERTY CHANNEL TV (WPC TV), in Miami in late 2025. This innovative venture aims to revolutionize the way real estate professionals and consumers access market data and insights.

Key Features:

- **Daily Real Estate News:** WPC TV will offer comprehensive global market updates, providing investors and professionals with timely information to make informed decisions.
- **Lifestyle Programming:** The platform will also feature real estate-related lifestyle content, including home shopping, investing, DIY, and travel programs.
- **Subscription-Based Model:** WPC TV will operate on a subscription-based model, offering subscribers exclusive access to its premium content.

Strategic Positioning:

- **Miami as Headquarters:** The choice of Miami as the headquarters aligns with the company's focus on the global real estate market and its vibrant international audience.
- **Market Opportunity:** The \$300 trillion global property market represents a vast opportunity for real estate information services.
- **Potential for Growth:** WPC TV aims to attract millions of subscribers, mirroring the success of established streaming platforms like Netflix and Disney+.

**Investor Perspective:**

- Innovation: WORLD PROPERTY MEDIA's focus on providing comprehensive and reliable real estate information represents a valuable innovation in the industry.
- Scalability: The global reach and potential for rapid subscriber growth make this a promising investment opportunity.
- Experienced Leadership: Michael Gerrity's track record in media and technology lends credibility to the project.

Conclusion:

WORLD PROPERTY MEDIA's launch in Miami marks a significant development in the real estate information landscape. Investors seeking exposure to the growing demand for data-driven insights and innovative content should consider this company as a potential investment opportunity.



Biden Administration's Extended Renter-Friendly Policies Signal Key Trends for Investors



The Biden administration continues to push renter-friendly policies, extending measures aimed at stabilizing rent and protecting tenants. Recent proposals focus on limiting rent hikes to 5% annually for large corporate landlords. This could affect investor returns while also maintaining tax incentives like accelerated depreciation for those complying with rent caps.

Key Takeaways:

- The Biden administration's extended renter-friendly policies aim to stabilize rent increases at 5% annually, targeting corporate landlords with more than 50 units.
- Incentives like accelerated tax depreciation remain available for landlords adhering to these rent caps.
- Potential challenges include reduced profitability for landlords and a possible reduction in housing supply, which could pressure rental prices in the long term.

Investor Focus: Investors need to evaluate the trade-off between tax benefits and restricted rental pricing. Evergreen Capital advises incorporating these regulations into long-term strategies, considering market adaptation and supply dynamics

Evergreen Capital Insights: Evergreen Capital notes the balancing act for investors: reduced flexibility in rental pricing versus continued tax benefits. Long-term strategies should account for possible supply constraints as landlords adapt to changing regulations.



Commercial Real Estate Investors Return to Market as Valuations Stabilize



Institutional investors are moving back into the commercial real estate (CRE) market, signaling a shift after a prolonged period of uncertainty. According to PGIM Real Estate, valuations are stabilizing in sectors outside of office spaces, attracting capital that had been sitting on the sidelines. The market bottom appears near, with investors eager to take advantage of favorable opportunities before prices rise further.

Key Takeaways:

- Commercial real estate (CRE) investors are showing renewed interest in the market, as noted by PGIM Real Estate. After a period of market correction, capital is moving back, especially in sectors outside of office spaces.
- Valuations are stabilizing, creating potential opportunities for institutional investors to re-enter.

Investor Focus: Institutional investors are drawn by improved valuations and concerns over missing the current buying window. The CRE market is showing signs of recovery, providing new opportunities.



Evergreen Capital Insights: Evergreen Capital advises a cautious yet opportunistic approach. Investors should focus on sectors showing resilience while being mindful of lingering macroeconomic risks.

Conclusion:

Evergreen Capital highlights that now is a strategic time for investors to consider long-term positions in CRE, given the market's stabilization trajectory.

Property Insurers Retreat from Industrial and Multifamily Sectors Amid Market Softening



A recent report highlights that property insurers are retreating from the industrial and multifamily sectors, driven by record losses in 2023. Rising risk factors, such as wood-framed multifamily developments, and increased exposure to fire hazards are pushing insurers to tighten their underwriting policies.

Key Takeaways:

- Property insurers are retreating from industrial and multifamily sectors due to rising risk factors like wood-framed developments and fire hazards.
- Insurers are tightening policies, leading to stricter terms for underwriting and renewal in these asset classes.
- Record losses in 2023 have contributed to a more selective approach in property insurance.

Investor Focus:

- Investors in multifamily and industrial properties should prepare for increased insurance costs and reduced coverage availability.
- Diversifying portfolios and seeking assets with lower risk exposure will be key to managing these challenges.



Evergreen Capital Insights: Investors should be aware of the rising insurance costs and risk exposure in these sectors. Evergreen Capital advises careful portfolio evaluation, particularly in multifamily and industrial assets, to mitigate insurance-related challenges and protect long-term returns.

Conclusion:

Evergreen Capital recommends investors carefully assess the insurance landscape when considering multifamily and industrial investments, factoring in potential cost increases and risk management.

Top Bull and Bear CRE Metro Markets: Investors Must Strategize Carefully



A recent analysis of commercial real estate (CRE) markets has identified the leading "bull" and "bear" metro areas, signaling important trends for investors. Bull markets, like Dallas and Miami, are seeing high levels of demand and capital inflow, while bear markets, such as San Francisco and Portland, are experiencing increased vacancies and slowing investment activity.

Key Takeaways for Investors:

- **Bull Markets:** Dallas and Miami are outperforming other metro areas, driven by strong economic growth and favorable demographic shifts. These regions are attracting significant capital, making them appealing for long-term investment.
- **Bear Markets:** San Francisco and Portland, once CRE hotbeds, are now facing higher vacancy rates, declining rents, and slowing investment, making these regions more challenging for investors.

Investor Focus:

Investors should take note of the diverging trends in CRE metro markets. Bull markets like Dallas and Miami are gaining traction due to strong economic growth, attracting both institutional and private capital. These areas are ripe for long-term investments, as demand for commercial spaces is high and projected to grow.



On the flip side, bear markets such as San Francisco and Portland are grappling with increased vacancies and declining investment. While these regions currently face challenges, they may offer value for opportunistic investors looking for distressed assets at lower entry points. Timing and strategic patience are critical when approaching bear markets.

Evergreen Capital Insights:

Evergreen Capital suggests that investors should focus on regions showing strong economic resilience and long-term growth prospects, such as the bull markets of Dallas and Miami. However, for those considering bear markets like San Francisco, timing will be crucial, and a cautious, long-term approach may yield opportunities as these markets stabilize

Evergreen Capital advises focusing on bull markets with strong fundamentals but also keeping an eye on potential recovery in bear markets for long-term gain