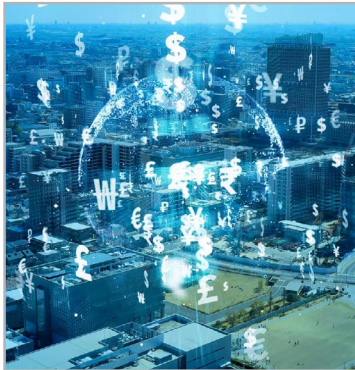


IN THE NEWS



## FOREIGN BUYERS POSITION FOR CRE BUYING OPPORTUNITIES

Foreign investors continue to flood U.S. real estate markets with capital seeking industrial and apartment properties in both core gateway and secondary markets, another indication of the attractiveness of U.S. institutional real estate.

Source: *Wealth Management*

[READ FULL STORY](#)



## MULTIFAMILY PROPERTIES ARE POSITIONED FOR A STRONG 2021

Outside of a few struggling gateway markets, the apartment market remains very strong with abundant equity and debt capital feeding renewed transaction volume.

Source: *Wealth Management*

[READ FULL STORY](#)



## INVESTOR SENTIMENT POINTS TO A STRONG 2021

Investor sentiment toward institutional real estate globally and domestically remains very optimistic with specialty sectors such as life science properties and data centers receiving strong interest.

Source: *Globe St.*

[READ FULL STORY](#)



## US PRICES CLIMB IN FEBRUARY AIDED BY INDUSTRIAL, APARTMENT

Commercial real estate price growth is back to pre-COVID levels led by significant gains in the industrial and apartment sectors.

Source: *Real Capital Analytics*

[READ FULL STORY](#)

FEATURE STORY



## THE 60/40 PORTFOLIO IS IN BIG TROUBLE

The model 60/40 stock/bond portfolio has served many investors well, but the bond route of late 2020 and early 2021 has exposed the dangers of this allocation in a low yield world.

Source: *Citywire*

[READ FULL STORY](#)

QUOTES OF THE QUARTER

“

“Combined with today’s historically low interest rate environment, the attractiveness of real estate yields and a strong stock market performance, we anticipate an active year across the real estate capital markets spectrum.”

**David Amsterdam,**  
Colliers president of U.S. Capital Markets

“

“Alternative assets connected to fundamentals that are set for long-term structural support,” including data centers, senior-living facilities and life science properties were the top alternative investment choices globally. Domestically, life science was the clear preferred alternative investment at 81%.”

Colliers Global Capital Markets 2021 Investor Outlook

NEW DATA

The economic geography of the U.S. may change post COVID. The map depicts how different metros may fare in the near future.



Source: Marcus and Millichap 2021 Real Estate Outlook

RESEARCH REPORT

## U.S. Commercial Real Estate Investment Outlook | 2021



READ FULL REPORT

“Sunbelt employment on better footing, aiding multifamily. Metros in the Sunbelt sustained higher levels of employment than other areas of the country in 2020, largely due to economic diversity, less restrictions and migration trends. Comparatively low unemployment throughout the region and especially in Tampa-St. Petersburg and Atlanta have been favorable for multifamily fundamentals and rent collections. Sunbelt markets, in general, should also be some of the quickest to regain growth momentum coming out of the health crisis, further boosting apartment demand.”

“Consumer shopping habits adopted during the health crisis are here to stay. Since the onset of the pandemic, online spending has accounted for 16 percent to 23 percent of monthly U.S. retail sales, with e-commerce purchase volume from July to December of last year increasing by roughly 30 percent on an annual basis. While widespread vaccination has the potential to usher in a return to in-store shopping across the nation, lowering the percentage of total retail sales represented by online orders, consumers’ reliance on e-commerce is not anticipated to fade. Households plan to continue their current usage of online platforms in the post-COVID-19 era, relying on websites for grocery, household and personal item, and electronic-device purchases.”