

*The views expressed in these posts are those of the authors and are current only through the date stated. These views are subject to change at any time based upon market or other conditions, and Eaton Vance disclaims any responsibility to update such views. These views may not be relied upon as investment advice and, because investment decisions for Eaton Vance are based on many factors, may not be relied upon as an indication of trading intent on behalf of any Eaton Vance fund. The discussion herein is general in nature and is provided for informational purposes only. There is no guarantee as to its accuracy or completeness.*

## [OUTLOOK](#)

# 2024 Outlook: Private Real Estate

By: Morgan Stanley Real Estate Investing (MSREI) | January 4, 2024

## **Real Estate Investors Eye Opportunity Amid Strong Fundamentals Fueling Growth for High Quality Assets**

### **KEY POINTS**

1. Real estate has re-priced meaningfully over the last two years; returns following periods of re-pricing have typically exceeded historical averages.
2. Strength in real estate fundamentals should support rent growth for high quality assets in sectors backed by long-term demand drivers.
3. We believe debt maturities and the higher-for-longer interest rate environment will lead to idiosyncratic seller distress and attractive recapitalization/credit investment opportunities.

### **What We Are Seeing**

Against a resilient macroeconomic backdrop, real estate fundamentals (with the exception of offices) have remained robust in most global markets. Low existing vacancy, elevated construction costs, and the lack of available financing are likely to limit supply in the near-term, which should support above-average rent growth for high quality, well-located assets.

We expect fundamentals in the industrial, residential, and alternative sectors to outperform, although rental growth has begun to normalize and select pockets of oversupply may create market-specific softness. The higher interest rate environment has led to lower levels of debt being provided to owners of real estate. Morgan Stanley Real Estate Investing (MSREI) believes that owners will face increased pressure to deleverage in the near- to medium-term, creating opportunities for others to acquire these assets or to deploy capital into recapitalizations and structured credit investments

### **What We Are Doing**

In what we expect will be a less competitive market environment, we will look to acquire repriced industrial and infill<sup>1</sup> and last-mile<sup>2</sup> logistics in supply-constrained markets in the U.S., Europe and Asia Pacific. We will continue to use existing relationships to aggregate residential assets in major cities in Japan that are benefiting from population flows and wage growth, taking advantage of relatively low financing costs. We are looking at opportunities to acquire assets from or to provide capital solutions to public companies, funds, and private owners in need of liquidity.

We are pursuing the highest quality assets that meet post-COVID-19 occupier requirements. We are also seeking to leverage our asset management expertise to drive income growth and target environmental, social, and governance (ESG) retrofit opportunities to optimize energy efficiencies. We are evaluating investments in niche sectors including hospitality, senior living and student housing that we expect will benefit from strong demand tailwinds and increasing investor interest. We are considering sale leaseback opportunities given their relative attractiveness as an alternative source of financing in today's higher interest rate environment.

### **What We Are Watching**

We are monitoring geopolitical, economic, inflation and interest rate signals. We are on the lookout for signs of distress or forced selling. We are watching for heightened regulatory risks, such as new bank regulation and rent control, as well as real estate taxes.

We have our eyes on global dislocation, supply chain reconfigurations, and divergent recovery cycles by region, market, and sector. We are observing shifts in structural demand drivers and how they impact occupier preferences and the definition of core real estate. Examples include on-shoring/near-shoring, ESG, artificial intelligence and aging populations. We are paying close attention to investor sentiment, allocations, and strategy preferences.

<sup>1</sup> Infill locations are characterized by having a high level of demand, due to increased property values in desirable.

<sup>2</sup> Last mile refers to the short geographical distance traveled to provide services to end-user customers.

---

**Risk Considerations:** Historical performance information is not indicative of future results. Alternative investments are speculative and include a high degree of risk. Investors could lose all, or a substantial amount, of their investment. Alternative instruments are suitable only for long-term investors willing to forgo liquidity and put capital at risk for an indefinite period of time. Alternative investments are typically

highly illiquid—there is no secondary market for private funds, and there may be restrictions on redemptions or the assignment or other transfer of investments in private funds. Alternative investments often utilize leverage and other speculative practices that may increase volatility and risk of loss. Financial intermediaries are required to satisfy themselves that the information in this document is suitable for any person to whom they provide this document in view of that person's circumstances and purpose. Morgan Stanley Investment Management (MSIM), its affiliates and its and their respective directors, officers, members, partners, employees, agents, advisors, representatives, heirs, and successors shall have no liability whatsoever with respect to any person's or entity's receipt, use of or reliance upon this document or any information contained herein. If such a person considers an investment, she/he should always ensure that she/he has satisfied herself/himself that she/he has been properly advised by that financial intermediary about the suitability of an investment.

ESG Strategies that incorporate impact investing and/or Environmental, Social and Governance (ESG) factors could result in relative investment performance deviating from other strategies or broad market benchmarks, depending on whether such sectors or investments are in or out of favor in the market. As a result, there is no assurance ESG strategies could result in more favorable investment performance.

Real estate investments are subject to risks similar to those associated with the direct ownership of real estate and they are sensitive to such factors as management skills and changes in tax laws.



Morgan Stanley Real Estate  
Investing (MSREI)

"We have our eyes on global dislocation, supply chain reconfigurations, and divergent recovery cycles by region, market, and sector. We are observing shifts in structural demand drivers and how they impact occupier preferences and the definition of core real estate."



## Marketing Communication

To report a website vulnerability, please go to [Responsible Disclosure](#).

Eaton Vance is part of Morgan Stanley Investment Management, the asset management division of Morgan Stanley.

This site ([www.eatonvance.cb](http://www.eatonvance.cb)) is operated by Eaton Vance Management (International) Limited ("We"). We are a limited company, registered in England and Wales under company number 4228294 and have our registered office at 125 Old Broad Street, London, EC2N 1AR. Our VAT number is 762717416.

Eaton Vance Management (International) Limited is authorised and regulated by the Financial Conduct Authority ("FCA") and is entered on the FCA's register with register number 208634.

The value of your investment can go up or down so you may get back less than your initial investment. Past performance is not a guide to future returns.

The information on this webpage is not intended for U.S. residents. To visit our U.S. website [please click here](#).

Eaton Vance Management (Registration No. 1121368) and Parametric Portfolio Associates (Registration No. 1217626) are the registered trade marks of Eaton Vance.