

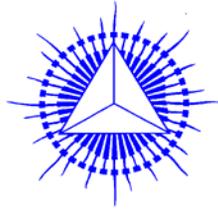
Best and Worst Performing REIT Stocks of 2008

Due to difficult economic conditions which are contributing to the longest economic downturn since World War II, 2008 REIT total returns were moderately lower than previous years.

The numbers shown below include price change plus dividend yield (as of December 31, 2008):

BEST PERFORMING REITs:

1) Gramercy Capital	+209%
2) Centerline Holding Company	+154%
3) Bimini Capital Management	+45%
4) Capital Trust	+42%
5) Alesco Financial	+27%
6) iStar Financial	+26%
7) General Growth Properties	+19%
8) Public Storage	+11%
9) National Health Investors	+9%
10) Urstadt Biddle Properties	+9%
11) Omega Healthcare Investors	+7%
12) Franklin Street Properties Corp.	+6%
13) Associated Estates Realty Corp.	+4%
14) Tanger Factory Outlet Centers	+4%
15) Corporate Office Properties Trust	+2%



The worst performing REIT among the 132 REITs followed by REIT Growth and Income Monitor showed a negative total return of (100%) for 2008.

The numbers shown below include price change plus dividend yield (as of December 31, 2008):

WORST PERFORMING REITs:

1) Thornburg Mortgage	(100%)
2) Luminent Mortgage Capital	(99%)
3) Feldman Mall Properties	(97%)
4) Friedman, Billings, Ramsey Group	(95%)
5) NovaStar Financial	(91%)
6) Impac Mortgage Holdings	(89%)
7) Roberts Realty Investors	(88%)
8) Hanover Capital Mortgage Holdings	(76%)
9) Origen Financial	(70%)
10) Maguire Properties	(68%)
11) ProLogis Trust	(65%)
12) SL Green Realty Corp.	(62%)
13) Macerich Company	(57%)
14) Winthrop Realty Trust	(54%)
15) Brookfield Properties Corp.	(53%)