

REIT Growth and Income Monitor

Weekly Comments 07/15/2014

Positive performance gap for REITs expanded to 9% year to date for 2014, as REITs see new investor interest driven by REIT conversions and spin-offs.

Corrections REITs provide a new growth market for Specialty REIT investors.

The GEO Group expects FFO growth driven by portfolio expansion and reactivation of previously vacant properties.

Corrections Corp of America sees expansion of prison population as well as privatization trends driving long term FFO growth.

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**Weekly REIT Comments**
07/15/2014

REIT stocks in the S&P 500 Index traded up 1% on average during week ended July 11, 2014, as positive performance gap expanded to 9% year to date for 2014. Average gain for all REITs followed by REIT Growth and Income Monitor is 12% year to date for 2014, twice the 6% gain for the S&P 500 Index. REIT stocks trailed the S&P 500 Index during 2013, with average gain of 8%.

Investors saw some REIT sectors increasing guidance, particularly Residential and Health Care REITs, while other REIT sectors affirmed conservative guidance indicating modest growth for 2014. Residential REITs expect strong FFO growth to continue through 2014, driven by tight occupancy and rental rate increases. Health Care REITs rally as Affordable Care Act is implemented, bringing more patient volume for tenants of Health Care REITs. Industrial REITs are gaining occupancy, allowing FFO guidance to increase. Performance of Retail REITs should respond to rental rate increases and portfolio expansion sustaining long term FFO growth. Certain Specialty REIT segments, such as Specialty Self-Storage REITs, have exceeded earnings expectations, while Specialty Timber REITs, with portfolios of timberlands and sawlog mills, traded lower on news of variable home sales. Hotel REITs demonstrate positive revenue and margin trends, with stock price performance aided by price decline for oil and gasoline. Investors take a cautious stance for Office REITs, due to exposure to financial industry layoffs and continued rent roll downs.

Investor acceptance of eventual Federal Reserve tapering supports outlook for Financial Mortgage REITs, as bond market volatility moderates. Financial Mortgage REITs face significant fundamental change, with debate of Fannie Mae reform legislation likely to be delayed by interim elections. Proposals to liquidate Fannie Mae within 5 years face stiff opposition from Democratic Congressmen and Senators, as industry experts and lobbyists warn recession would follow removal of government support from the housing sector. Profits paid by Fannie Mae and Freddie Mac support the Treasury at a time of fiscal austerity, increasing probability that status quo for Fannie Mae will be maintained through the 2016 Presidential election.

REIT stocks normally perform like interest rate sensitive stocks, although none of the 20 REITs in the S&P 500 Index are actually invested in financial assets. Dividend increases for 2013 and 2014 indicate management confidence in continued FFO growth. As dividend payers, REITs may be viewed as income stocks, attracting investors in need of both consistent income and growth.

Corrections REITs Offer Growth Market for Specialty REIT Investors

Recent REIT conversions of 2 small cap Corrections REITs expands market cap for Specialty REITs, now totaling \$186 million, including 5 of the S&P 500 Index REITs (Cell Tower REITs **American Tower** and **Crown Castle**, Storage REIT **Public Storage** and Specialty Timber REITs **Plum Creek Timber** and **Weyerhaeuser**.) Corrections REITs offer Specialty REIT investors a new growth market, driven by growth in federal prison population, expected to increase at rate of 3,000-5,000 inmates per year from 2013 to 2020. Privatization of prison management is driven by budget pressures for both federal and state governments, with penetration by privatized prisons now less than 10% of total US prison population. Privately managed prisons claim per diem costs (12%) below costs for prison management under state or federal management, bringing incremental contracts for existing facilities and requests for proposals for new prisons, as well as privatizations of existing facilities. A recent study by The Independent Institute at Temple University showed long term cost savings for private prison management can be a multiple of the (12%) per diem cost reduction. Tenants for Corrections REITs include FBOP (Federal Bureau of Prisons), US Marshals Service, US Immigrations and Customs Enforcement, as well as more than 30 state correctional agencies.

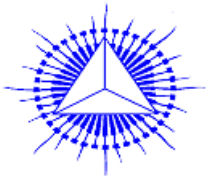
Both of the REIT conversions of Corrections REITs took place in January 2013. Both Corrections REITs are of similar size, with \$1.6 billion in annualized revenue. **The GEO Group** appears to be growing faster, with revenues increasing as previously vacant facilities are reactivated, while **Corrections Corp of America** expects renewed growth as recent proposals for new prison facilities are accepted by contracting authorities. Valuation is higher for **Corrections Corp of America**, trading at \$4.0 billion market cap, representing 2.5X annualized revenue, compared to market cap of \$2.6 billion, representing 1.6X annualized revenue for **The GEO Group**. On the basis of total capitalization to annualized FFO, valuation for **The GEO Group** is higher due to slightly higher debt than **Corrections Corp of America**.

Trading Opportunities

The GEO Group, with market cap of \$2.6 billion, owns and operates a total of 90 correctional facilities, with a total of 66,500 revenue producing beds. Stock price increased 10% year to date for 2014, now up 23% since January 2013 announcement of REIT conversion, due to achievement of consistent FFO growth. FFO for 1Q 2014 increased 5%, with current occupancy at 95%. Guidance for FFO for 2014 indicates growth in range of 7%-11%. Dividends commenced during 2012, with dividend distributions increased by 10% during 2013 and 4% year to date for 2014. Corrections REITs currently offer higher yields than other REIT sectors. **The GEO Group** currently provides income investors with yield of 6.4%, with incremental dividend increases to be a result of FFO growth.

Corrections Corp of America offers investors the greater market cap of competing Corrections REITs, with current market cap of \$4.0 billion. **Corrections Corp of America** owns and operates a portfolio of 65 corrections facilities, with total of 86,500 revenue producing beds. Stock price increased 4% year to date for 2014, although now down (9%) from announcement of REIT conversion in January, 2013. FFO for 1Q 2014 decreased (11%) from the previous year, with occupancy now at 81%. Guidance for FFO for 2014 indicates potential for (3%) decline. Dividends commenced during 2012, with dividend distributions increased by 6% during 2014. **Corrections Corp of America** currently provides income investors with yield of 6.1%, with another dividend increase unlikely before renewed FFO growth is achieved.

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Weekly Price Change for S&P 500 Index REITs

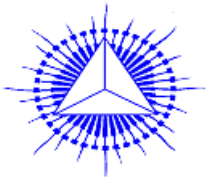
S&P 500 Index REITS:		Price	Price	Price	Price	Weekly	2014
		12/31/2013	06/27/2014	07/03/2014	07/11/2014	Price Change	Price Change
American Tower	AMT	\$80	\$89	\$90	\$92	2%	15%
Apartment Investment	AIV	\$26	\$33	\$32	\$33	3%	28%
AvalonBay Communities	AVB	\$118	\$142	\$142	\$144	1%	22%
Boston Properties	BXP	\$100	\$119	\$117	\$119	2%	19%
Crown Castle	CCI	\$73	\$74	\$74	\$75	1%	2%
Equity Residential	EQR	\$52	\$64	\$63	\$64	2%	24%
Essex Property Trust	ESS	\$144	\$185	\$185	\$188	2%	31%
General Growth Properties	GGP	\$20	\$24	\$24	\$24	1%	19%
HCP	HCP	\$36	\$41	\$41	\$41	1%	13%
Health Care REIT	HCN	\$54	\$63	\$62	\$63	1%	17%
Host Hotels & Resorts	HST	\$19	\$22	\$22	\$23	2%	16%
Kimco Realty	KIM	\$20	\$23	\$23	\$23	1%	17%
Macerich	MAC	\$59	\$67	\$66	\$67	2%	14%
Plum Creek Timber	PCL	\$47	\$45	\$45	\$44	-2%	-5%
Prologis	PLD	\$37	\$41	\$41	\$41	1%	12%
Public Storage	PSA	\$151	\$172	\$171	\$171	0%	14%
Simon Property Group	SPG	\$152	\$167	\$166	\$169	2%	11%
Ventas	VTR	\$57	\$64	\$64	\$64	0%	12%
Vornado Realty Trust	VNO	\$89	\$107	\$106	\$107	1%	20%
Weyerhaeuser	WY	\$32	\$33	\$33	\$32	-3%	3%
S&P 500 Index	S&P 500	\$1,848	\$1,961	\$1,985	\$1,968	-1%	6%
Average for S&P 500 Index REITs						1%	15%

REIT stocks traded up 1% for the week after the July 4 holiday, the week ended July 11, 2014. REITs outperformed the S&P 500 Index, trading down (1%) for the week, now showing 6% gain year to date for 2014. Positive performance gap for REITs expanded to 9% year to date for 2014. REIT stocks trailed the S&P 500 Index during 2013, with average gain of 8%. REIT stocks continue to outperform, maintaining positive performance gap.

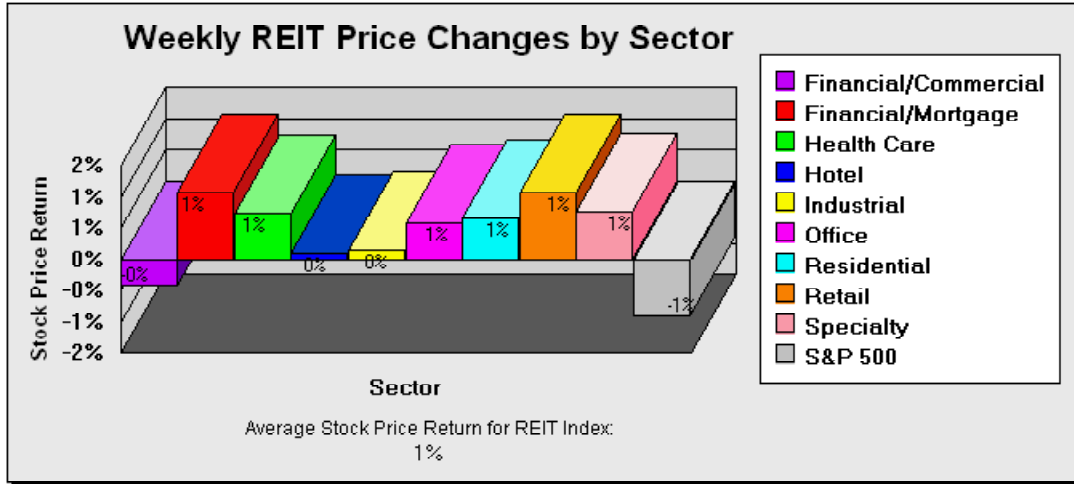
Almost all of the 20 S&P 500 Index REITs outperformed the S&P 500 Index year to date for 2014, with 17 of the 20 S&P 500 Index REITs trading up more than 6% gain for the S&P 500 Index during 2014. Only 1 of the S&P 500 Index REITs traded down year to date for 2014. Rally for Residential REITs now includes **Apartment Investment and Management** up 28%, **AvalonBay Communities** up 22%, **Equity Residential** up 24% and **Essex Property Trust** up 31%, all reporting strong earnings results. Office REITs also demonstrated strong performance, with **Boston Properties** up 19% and **Vornado Realty Trust** up 20% year to date for 2014. **Public Storage**, up 14%, and **Prologis Inc**, up 12%, both show solid gains for 2014. Health Care REITs enjoy sustainable rally, buoyed by news of individual health enrollment under Affordable Care Act, with **Health Care REIT** up 17%, while **HCP** shows 13% gain and **Ventas** shows 12% gain. Retail REITs also show good gains, now lead by **General Growth Properties** up 19% and **Kimco Realty** up 17%, while **Macerich** shows 14% gain. **Simon Property Group** gave up a portion of its year to date gain due to recent spin-off of **Washington Prime Group**, leaving the parent company up 11% year to date for 2014. **Host Hotels & Resorts**, now up 16%, recently announced higher group bookings during 2014. **American Tower** now shows 15% gain year to date for 2014, with pending REIT conversion **Crown Castle** up 2% for 2014. In contrast, Specialty Timber REITs traded down on news of variable sales of new and existing homes, with Specialty Timber REIT **Plum Creek Timber** now down (5%) and **Weyerhaeuser** up 3% year to date for 2014.

Note that pending REIT conversion of **Crown Castle** brings total REITs included in Standard & Poors 500 Index to 20 stocks. Including **Crown Castle** and **American Tower**, Specialty REITs with portfolios of wireless cell phone and broadcast towers have combined \$61 billion market cap.

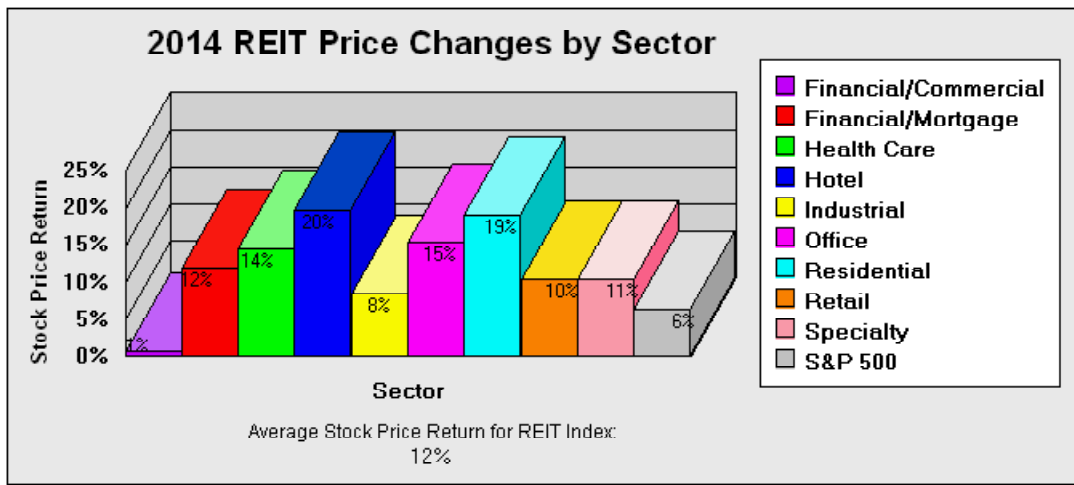
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Weekly REIT Price Changes by Sector



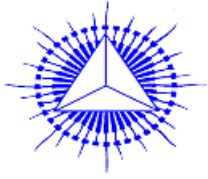
REIT sectors showed variable performance for the week after the July 4 holiday, the week ended July 11, 2014. Best performance was shown by Financial Mortgage REITs, Health Care REITs, Office REITs, Residential REITs, Retail REITs and Specialty REITs, all up 1% for the week. Hotel REITs and Industrial REITs showed increase of less than 1%. Lagging REIT sector was Financial Commercial REITs, down less than (1%). On average, stock prices for REIT Growth and Income Monitor increased 1% for the week ended July 11, 2014.



Stock prices for REITs followed by REIT Growth and Income Monitor increased to show gain of 12% on average year to date for 2014, representing twice the gain for the S&P 500 Index, now up 6% year to date for 2014. Investors are attracted by dividend income, and REITs have demonstrated ability both to pay and to increase dividends. REITs offer higher yields than S&P 500 stocks, with REIT dividends taxed at the same rate as ordinary income. REIT funds flow demonstrates moderate growth, at a time when other market sectors face adjusted revenue expectations due to currency exposure and variable international economies. Leading REIT sectors for 2014 include Hotel REITs, up 20%, followed by Residential REITs, up 19% year to date. Office REITs show gain of 15%. Health Care REITs are up 14% as the Affordable Care Act is implemented, bringing more patient volume to tenants of Health Care REITs. Financial Mortgage REITs show gain of 12%, as investors respond positively to appointment of Janet Yellen as new Federal Reserve Chairman, justifying expectations for continued low interest rates. Specialty REITs traded up 11% year to date for 2014, supported by investor interest in Data Center REITs and Self-Storage REITs, offset by underperformance of Specialty Timber REITs. Retail REITs show gain of 10%, while Industrial REITs show 8% gain for 2014. Lagging Financial Commercial REITs traded up 1%, almost unchanged year to date for 2014, reflecting investor concern over lower volume of new issues of commercial securitizations.

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REIT Comment



Company:	Retail Opportunity Investments
Price:	\$16
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,152
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/07/2014
ROIC \$16

Retail Opportunity Investments ROIC portfolio concentration in neighborhood and community shopping centers provides stable base for growth

ROIC portfolio located in high growth markets of west coast, including Seattle and Portland, as well as northern CA and southern CA

ROIC almost entire portfolio of shopping centers anchored by grocery tenants including Safeway, Kroger, Albertsons, H-Mart, Raley's and Walmart Neighborhood Market

ROIC pending \$210 million acquisition to add additional supermarket tenants, including Ralph's, Trader Joe's and Sprouts Farmers Market

ROIC high occupancy, at 95.9% as of 1Q 2014, enables rental rate increases on lease turnover

ROIC prefers to finance using unsecured debt, with 52 of 59 portfolio properties unencumbered

ROIC guidance for FFO for 2014 indicates growth UP +8%

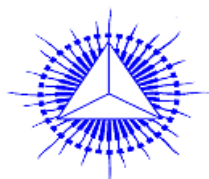
ROIC provides current annual dividend yield of 5.4%, above the midpoint of the range for Retail REITs

ROIC a Retail REIT with a portfolio of grocery anchored neighborhood and community shopping centers

ROIC we add coverage with BUY2 rank

ROIC market cap \$1.2 billion

REIT Comment



Company:	American Realty Capital Properties
Price:	\$12
Recommendation:	BUY
Ranking:	2
Market Cap:	\$7,126
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/07/2014
ARCP \$12

American Realty Capital Properties ARCP pending acquisition and divestiture to transform portfolio to concentrate on single tenant net leased properties

ARCP during 2013 \$11.2 billion acquisition of Cole National and \$750 million merger with Cap Lease LSE added significant depth to net leased portfolio including addition of office and industrial properties

ARCP pending \$1.975 billion divestiture of multi-tenant retail properties (representing 2% of total rents) to Blackstone to concentrate remaining assets in single tenant net leased properties

ARCP acquisition target for 2014 now \$4.5 billion, including pending \$1.5 billion sale/leaseback of 80% of Red Lobster chain

ARCP pending \$1.5 billion acquisition of 507 Red Lobster units to concentrate 12% of total ARCP rents in a single restaurant tenant

ARCP total restaurant exposure to be 30% of ARCP rents, with retail 33%, office 22% and industrial 15%

ARCP other tenants representing more than 2% of total rents include Walgreen WAG, CVS Caremark CVS and Dollar General DG, each 3% of total rents

ARCP average remaining lease term at 12.3 years indicates stability, with low portfolio lease turnover

ARCP management transition accompanies portfolio change with recent hire David Kay, now President of ARCP, to assume role of CEO effective October 1, 2014

ARCP David Kay brings previous experience as founder and CFO of Capital Automotive [previous ticker: CARS], with largest portfolio of net leased car dealerships

ARCP guidance for FFO for 2014 indicates growth UP more than +30%

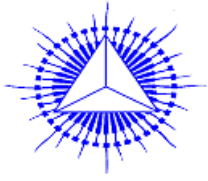
ARCP provides current annual dividend yield of 8.1%, at the top end of the range for Retail REITs

ARCP a Retail REIT with a portfolio of single tenant net leased properties

ARCP we add coverage with BUY2 rank

ARCP market cap \$7.1 billion

REIT Comment



Company:	Rouse Properties
Price:	\$18
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,002
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/07/2014
RSE \$18

Rouse Properties RSE focus on renovations and retenanting expected to drive higher returns on portfolio of smaller regional malls

RSE investing \$225 million to renovate and improve portfolio, with projects completed at 20% of total portfolio, and projects at 37% of current portfolio commenced or planned

RSE seeing improved demand for leasing at renovated and retenanting properties driving rents UP almost +100% on lease turnover

RSE now seeking to release 4 vacant anchor properties, with 2 in active negotiations, while 2 others may be redeveloped as cinemas

RSE exposure to JC Penney JCP now 28 anchor stores (57% owned by RSE) and exposure to Sears Holdings SHLD now 24 anchor stores (50% owned by RSE)

RSE management comments at recent NAREIT conference noted improved tenant sales for 2Q 2014

RSE since January 12 2012 spin-off from General Growth Properties GGP, stock price has appreciated 67%

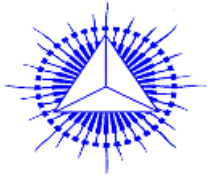
RSE guidance for FFO for 2014 indicates growth UP +2%-+5%

RSE provides current annual dividend yield of 3.8%

RSE we add coverage with BUY2 rank

RSE market cap \$1.0 billion

REIT Comment



Company:	Retail Properties of America
Price:	\$15
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$3,615
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/07/2014
RPAI \$15

Retail Properties of America RPAI management sees rental rate growth driving improved profitability for portfolio of retail assets in diverse markets

RPAI formerly Inland Western Retail Real Estate Trust, with portfolio of 95 neighborhood and community centers, 63 power centers and 7 lifestyle centers, as well as 56 single tenant net leased retail assets

RPAI renamed in March, 2012, with IPO of Class A common stock

RPAI rents include 46% power centers, 38% neighborhood and community shopping centers and 14% lifestyle centers

RPAI geographic exposure 17% Dallas, 7% New York, 5% Baltimore, 4% Atlanta and 3% Houston

RPAI rental rate increases on lease turnover UP +7.2% for 1Q 2014, supporting growth of same property NOI

RPAI pending \$293 million acquisition of 80% joint venture interest in MS Inland adds full ownership of 6 retail properties with 92.5% occupancy, close to portfolio average occupancy of 93.2%

RPAI targets \$300-\$350 million acquisitions for 2014, with \$300-\$350 million dispositions

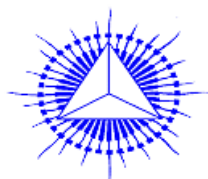
RPAI conservative guidance for FFO for 2014 indicates decline DOWN (2%)-(5%)

RPAI provides current annual dividend yield of 4.3%

RPAI we add coverage with HOLD 3 rank

RPAI market cap \$3.6 billion

REIT Comment



Company:	National Retail Properties
Price:	\$37
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,477
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/07/2014
NNN \$37

National Retail Properties NNN news of share repurchase program announced by tenant Best Buy BBY highlights priority shift to shareholder returns over store investment

NNN Best Buy BBY announced plans to repurchase up to \$2 billion BBY stock by end of 2014, to retire as much as 18% of total outstanding shares at today's depressed stock price

NNN Best Buy BBY prioritizing new smaller stores focused on high turnover consumer electronics items, including cell phones, tablets and games

NNN Best Buy BBY now downsizing total store count from more than 1,500 total US stores, including more than 400 "mobile stand-alone stores"

NNN in addition to share repurchase, Best Buy BBY also adding to shareholder returns with dividend increase, UP +12% for current distribution

NNN Best Buy BBY attempting to reverse share price decline DOWN (33%) from November 2013 on news of same store sales decline and management comments regarding potential for decline of total electronics sales

NNN key tenant Best Buy BBY represents 3% of total rents for NNN

NNN tenant decisions to downsize retail operations represent normal transition for Retail REITs providing opportunities to increase rents on lease turnover

NNN guidance for FFO for 2014 indicates growth UP +4%

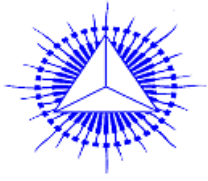
NNN provides current annual dividend yield of 4.4%

NNN a Retail REIT with a portfolio of net leased retail and commercial properties

NNN we rank 2 BUY

NNN market cap \$4.5 billion

REIT Comment



Company:	CyrusOne
Price:	\$25
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,626
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/07/2014
CONE \$24

CyrusOne CONE traded DOWN (\$0.43) per share to close DOWN (2%) day

CONE stock traded UP +10% year to date for 2014, outperforming Specialty REITs, trading UP +11% for 2014

CONE proceeds of recent \$325 million public offering to be applied to reduce ownership by Cincinnati Bell to 45% of CONE equity

CONE Cincinnati Bell CBB has announced intention of liquidating holdings over a period of years

CONE key tenant Cincinnati Bell CBB still represents 9% of current rental revenue for CONE

CONE guidance may be adjusted to reflect higher share of NOI

CONE current guidance for FFO for 2014 indicates continued growth UP +35%

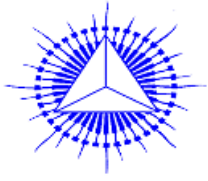
CONE recently increased dividend by 31% for 2014, bringing current annual dividend yield to 3.4%

CONE a Specialty Data Center REIT with a portfolio of data centers primarily providing colocation services to corporate customers

CONE we rank 2 BUY

CONE market cap \$1.6 billion

REIT Comment



Company:	iStar Financial
Price:	\$15
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,257
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/07/2014
STAR \$15

iStar Financial SFI traded DOWN (\$0.22) per share to close DOWN (1%) day

STAR stock traded UP +2% year to date for 2014, slightly outperforming Financial Commercial REITs, trading UP +1% for 2014

STAR Financial Commercial REITs seeing impact of negative investor perception due to lower demand for non-agency securitizations during 2014

STAR looks to new joint venture with sovereign wealth fund to invest \$1.25 billion in portfolio of net leased assets to drive higher results for portfolio of operating real estate

STAR \$5.2 billion portfolio concentration now 21% land, 14% office, 13% industrial, 11% mixed use, 11% entertainment, 9% hotel, 7% retail, 6% condominium and 7% other

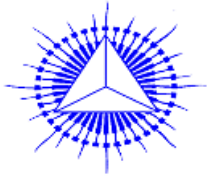
STAR has not paid dividends on common stock since 2008

STAR a Financial Commercial REIT

STAR we rank 3 HOLD

STAR market cap \$1.3 billion

REIT Comment



Company:	Corporate Office Properties Trust
Price:	\$28
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$2,525
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/07/2014
OFC \$28

Corporate Office Properties Trust OFC traded UP \$0.49 per share to close UP +2% day

OFC stock traded UP +19% year to date for 2014, outperforming Office REITs, trading UP +15% for 2014

OFC perception of risk of military scale-up due to crisis in Ukraine and Iraq may help trading in stocks of defense related companies

OFC exposure to government agency and related tenants(particularly defense and intelligence agencies) now 73% of total rents

OFC guidance for 2014 FFO indicates decline of (4%) due to recent divestitures of suburban office properties

OFC may be in position to increase dividend following pending preferred share redemption

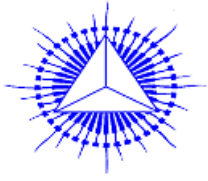
OFC stock price supported by current annual dividend yield of 3.9%

OFC an Office REIT with a portfolio of office properties concentrated in metropolitan DC area

OFC we rank 3 HOLD

OFC market cap \$2.5 billion

REIT Comment



Company:	Omega Healthcare Investors
Price:	\$37
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,562
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/07/2014
OHI \$37

Omega Healthcare Investors OHI traded UP \$0.39 per share to close UP +1% day

OHI stock traded UP +24% during 2014, outperforming Health Care REITs, trading UP +14% for 2014

OHI commencement of Affordable Care Act during 2014 expected to provide incremental revenue for tenants of Health Care REITs

OHI operators of skilled nursing properties to benefit from expansion of population receiving Medicaid benefits

OHI expects to continue portfolio expansion through acquisition of skilled nursing properties

OHI guidance for FFO for 2014 indicates growth UP +8% this year

OHI provides current dividend yield of 5.4%

OHI a Health Care REIT with a portfolio concentrated in skilled nursing and assisted living properties

OHI we rank 2 BUY

OHI market cap \$4.6 billion

REIT Comment



Company:	Kimco Realty
Price:	\$23
Recommendation:	BUY
Ranking:	1
Market Cap:	\$9,442
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text
07/08/2014
KIM \$23

Kimco Realty KIM news reports of Wal-Mart WMT experimentation with new store formats highlights potential for much smaller stores competing with other retail formats

KIM Wal-Mart WMT now building more convenience stores (10,000 square feet) and grocery stores (40,000 square feet) than superstores (200,000 square feet or more)

KIM Wal-Mart WMT convenience stores may include sale of gasoline, akin to 7-11 type format, while grocery stores may compete with dollar value chains offering limited selection of snacks bread, baked goods and beverages, while frozen food and canned goods represent the largest portion of sales

KIM Wal-Mart WMT seeking to expand liquor sales, with addition of external liquor stores in some states

KIM key tenant Wal-Mart WMT represents slightly more than 2% of total rents for KIM

KIM portfolio expansion and restructuring expected to result in FFO growth UP+2%--5% for 2014

KIM provides current annual dividend yield of 3.9%

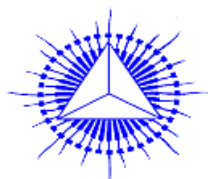
KIM a Retail REIT with a diverse portfolio of retail properties, including neighborhood and community shopping centers and big box retail, as well as grocery anchored shopping centers

KIM we rank 1 BUY

KIM market cap \$9.4 billion

KIM an S&P 500 Index REIT

REIT Comment



Company:	Brandywine Realty Trust
Price:	\$15
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,447
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/08/2014
BDN \$15

Brandywine Realty Trust BDN news of slight decline in confidence among small business owners and managers indicates some insecurity regarding direction of US economy, regardless of recent gains

BDN report from NFIB (National Federation of Independent Business) showed monthly Optimism Index DOWN (1.6%) for June 2014 to 95.0%

BDN small business optimism always exceeds consumer and corporate optimism so direction rather than absolute level of the index is most important indicator

BDN report showed only 7% of small businesses surveyed believed "this is a good time to expand" their business

BDN small businesses surveyed added 0.5 employees on average during June 2014, showing 9 months of consecutive monthly employment increases

BDN small businesses, like larger corporate tenants, seeing ways to apply technology to use mobile workforces and work from home using online SaaS (software as a service) systems, placing pressure on total demand for office space

BDN Office REITs seek long term FFO growth through portfolio restructuring, adding newer properties with higher rental rates, to overcome pressure on rental rates at older properties

BDN guidance for FFO for 2014 indicates growth UP +7%

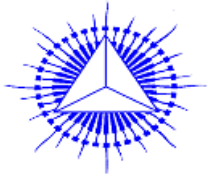
BDN stock price supported by current dividend yield of 3.9%

BDN an Office REIT with a portfolio of office properties in mid-Atlantic states

BDN we rank 2 BUY

BDN market cap \$2.4 billion

REIT Comment



Company:	CommonWealth REIT
Price:	\$26
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$3,306
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/25/2014
CWH \$26

CommonWealth REIT CWH investors uncertain of additional rewards since stock price appreciation on recent management takeover through proxy battle

CWH lack of buyout offer puts no immediate gain in front of investors, while large stock price appreciation over past 18 months now fully played out

CWH recent results for 1Q 2014 showed benefit of strategy of concentrating investment in CBD (central business district) office properties may be flattening out, while benefit of rent scale-up in industrial properties held by Select Income REIT SIR limited by equity contribution accounting

CWH portfolio occupancy declined (1.5%) for 1Q 2014 to 86.5%, while same property NOI decreased DOWN (4.2%)

CWH another dividend reduction appears likely if current returns do not improve

CWH earlier during 2014 Moody's noted negative outcome for CWH shareholders if dissident shareholders were successful, as significantly higher debt may result, as well as execution risk on core asset sales

CWH new management retained CBRE Group CBG as management company for CWH portfolio of 42.9 million square foot portfolio (excluding assets classified as discontinued operations), effective October 2014

CWH potential conflict of interest with new management headed by Sam Zell not yet resolved

CWH annual meeting of shareholders was delayed until end of July, 2014, to enable consideration of shareholder proposals from new management

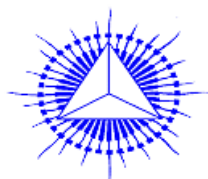
CWH stock price supported by current annual dividend yield of 3.7%

CWH an Office REIT with a diverse portfolio of office and commercial properties

CWH we DOWNGRADE to 4 SELL

CWH market cap \$3.3 billion

REIT Comment



Company:	DDR Corp
Price:	\$18
Recommendation:	BUY
Ranking:	2
Market Cap:	\$6,338
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/08/2014
DDR \$18

DDR Corp DDR new smaller store formats developed by Wal-Mart WMT appear well suited to portfolio of Retail REITs such as DDR

DDR development of convenience type and grocery type stores by Wal-Mart WMT would compete with many existing tenants of DDR

DDR capital investment will be required in most Wal-Mart WMT test locations, including external specialty stores, such as liquor stores, as well as drive-throughs for gasoline and for pick-up of groceries and other items ordered online

DDR Retail REITs see tenant turnover as normal transition, providing opportunity for higher rents on lease turnover

DDR existing Wal-Mart WMT locations now provide 3% of total rents for DDR

DDR pending \$1.98 billion Blackstone joint venture acquisition of multi-tenant retail assets from American Realty Capital Properties ARCP demonstrates strategy of portfolio expansion

DDR guidance for FFO for 2014 indicates growth UP +5%-+9%

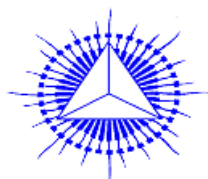
DDR recently increased quarterly dividend distribution by 15%, bringing current annual dividend yield to 3.5%

DDR a Retail REIT with a diverse portfolio of retail properties in US, Puerto Rico and Brazil

DDR we rank 2 BUY

DDR market cap \$6.3 billion

REIT Comment



Company:	Anworth Mortgage Asset
Price:	\$5
Recommendation:	BUY
Ranking:	2
Market Cap:	\$734
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/08/2014
ANH \$5

Anworth Mortgage Asset ANH stock traded UP\$0.12 per share to close UP +2% day

ANH stock traded UP +24% year to date for 2014, outperforming Financial Mortgage REITs, trading UP +11% for 2014

ANH lower than expected mortgage interest rates support trading in Financial Mortgage REITs as slight bond market rally provides opportunity for portfolio gains

ANH changed dividend determination to exclude cost of hedging leading to dividend increase of 75% to \$0.14 per share for 2Q 2014

ANH previously reduced quarterly dividend distribution by(33%) for 1Q 2014, in second consecutive quarterly dividend reduction

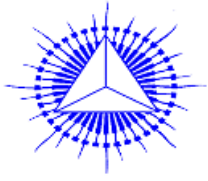
ANH stock price now supported by current annual dividend yield of10.8%, above the midpoint of the range for Financial Mortgage REITs

ANH a Financial Mortgage REIT with a portfolio of agency guaranteed Residential MBS

ANH we rank 2 BUY

ANH market cap \$734 million

REIT Comment



Company:	Capstead Mortgage
Price:	\$13
Recommendation:	BUY
Ranking:	1
Market Cap:	\$1,256
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/08/2014
CMO \$13

Capstead Mortgage CMO traded UP \$0.25 per share to close UP +2% day

CMO stock traded UP +8% year to date for 2014, underperforming Financial Mortgage REITs, trading UP +11% for 2014

CMO Financial Mortgage REITs trading higher on news of lower than expected mortgage interest rates, as slight bond market rally provides opportunity for portfolio gains

CMO stock now trading at premium of 5% to GAAP book value of \$12.47 per share as of December 2013

CMO increased dividend by 10%, bringing current annual dividend yield to 10.4%, near the midpoint of the range for Financial Mortgage REITs

CMO a Financial Mortgage REIT with a portfolio of agency guaranteed Residential MBS

CMO we rank 1 BUY

CMO market cap \$1.3 billion

REIT Comment



Company:	Gramercy Property Trust
Price:	\$6
Recommendation:	BUY
Ranking:	2
Market Cap:	\$434
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/08/2014
GPT \$6

Gramercy Property Trust GPT stock traded DOWN (\$0.07) per share to close DOWN (1%) day

GPT stock traded UP +7% year to date for 2014, outperforming Financial Commercial REITs, trading UP +1% for 2014

GPT increasing exposure to Bank of America with acquisition of remaining 50% joint venture interest in \$395 million Bank of America BAC portfolio of bank buildings

GPT prior to 1Q 2013 reorganization of Gramercy Capital [former ticker: GKK], Bank of America BAC was largest tenant for GKK, representing 45% of total rents

GPT seeking to reposition portfolio from financial to operating assets, with recent acquisitions of industrial properties

GPT resumed common stock dividends with distribution of \$0.035 per share during April 2014

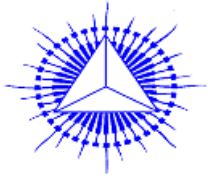
GPT new annual dividend yield 2.3%

GPT a Financial Commercial REIT

GPT we rank 2 BUY

GPT market cap \$434 million

REIT Comment



Company:	Apartment Investment and Management
Price:	\$33
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,778
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/08/2014
AIV \$33

Apartment Investment and Management AIV traded UP\$0.36 per share to close UP +1% day

AIV stock traded UP +27% year to date for 2014, outperforming Residential REITs, trading UP +18% for 2014

AIV is one of 2 best performing S&P 500 Index REITs, for 2014, second only to Essex Properties Trust ESS, another Residential REIT, now UP +30% for 2014

AIV rental rate gains driving higher than expected FFO growth for Residential REITs for 2014

AIV expecting faster rental rate growth for remainder of 2014, particularly on west coast, with new leases now UP +2.6% and renewed leases UP +5.3%

AIV guidance for FFO for 2014 indicates growth UP +4%

AIV provides current annual dividend yield of 3.2%

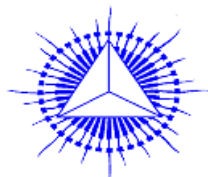
AIV a Residential REIT with a diverse portfolio of conventional and affordable apartment communities

AIV we rank 2 BUY

AIV market cap \$4.8 billion

AIV an S&P 500 Index REIT

REIT Comment



Company:	SL Green Realty
Price:	\$109
Recommendation:	SELL
Ranking:	4
Market Cap:	\$10,729
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:

07/09/2014

SLG \$109

SL Green Realty SLG news of pending Citi C settlement with Justice Department over sale of mortgage securities will not put an end to clean-up of 2008 mortgage debacle

SLG news media report Citi C near to announcement of \$7 billion settlement with Justice Department, supplementing previous settlements for Citi C with SEC (\$285 million November, 2011, still in litigation), as well as Fannie Mae FNMA and Freddie Mac FMCC (\$250 million, viewed as only addressing certain features of residential lending) and 12 institutional investors (\$1.2 billion pending April 2014, excluding "investor claims regarding alleged misrepresentation in the offering documents")

SLG most investors have focused only on estimated \$1 trillion losses suffered by government supported agencies Fannie Mae FNMA and Freddie Mac FMCC, while investor losses (including all US and foreign investors in Residential MBS) are estimated to total more than \$150 trillion

SLG large banks (including Citi C, Bank of America BAC and JP Morgan Chase JPM) have all significantly reduced staff in mortgage departments and imposed restrictive lending criteria in effort to limit exposure to residential lending, bowing to pressure to bolster balance sheets under new regulation of Dodd Frank Act

SLG downsizing by banks and other financial institutions impacting demand for office space in major financial centers, as financial tenants may offer subleases of vacant space, pressuring office rental rates, while seeking to terminate leases of high cost space

SLG key tenant Citi C represents 10% of total rents for SLG, expected to increase to as much as 14% following recent acquisition of remaining joint venture interest in Citi headquarters on Greenwich St in NYC

SLG other financial industry tenants include Credit Suisse 5%, AIG 3% and Societe Generale at 1% of total rents

SLG reported FFO for 2013 decreased DOWN (3%)

SLG no guidance provided for FFO for 2014

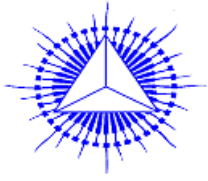
SLG provides current annual dividend yield of 1.8%

SLG an Office REIT with a portfolio of office properties concentrated in NYC

SLG we rank 4 SELL

SLG market cap \$10.7 billion

REIT Comment



Company:	American Tower
Price:	\$90
Recommendation:	BUY
Ranking:	2
Market Cap:	\$36,064
Link:	murray@robertsonsell.com

Additional Text:
07/09/2014
AMT \$90

American Tower AMT news of Mexico antitrust resolution for tenant America Movil may provide expansion opportunities for AMT

AMT in response to new antitrust laws voted by Mexican legislature America Movil and controlling shareholder Carlos Slim Helu announced plans to sell assets, including cell towers in Mexico

AMT divestiture by America Movil occurring at same time that AT&T seeking to reduce stake in America Movil, due to conflict with AT&T pending acquisition of DirectTV

AMT tenant America Movil represents 2% of AMT rents, including leases on AMT cell towers in Mexico, Brazil, Chile and Colombia

AMT new antitrust laws concentrate power in Mexico commissioners of Federal Telecommunications Institute, with plans to invest more than \$10 billion in new publicly owned telecom network to begin leasing during 2014

AMT a potential acquiror of America Movil cell towers, as well as provider of Mexico cell tower leases to new public telecom network

AMT latest guidance for FFO for 2014 indicates growth UP +20%

AMT increased dividend by 6%, bringing current annual dividend yield to 1.5%

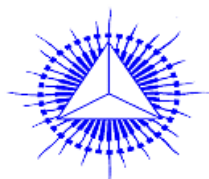
AMT a Specialty REIT with a portfolio of wireless and broadcast communications real estate with towers in US, Europe, South America, Africa and India

AMT we rank 2 BUY

AMT market cap \$36.1 billion

AMT an S&P 500 Index REIT

REIT Comment



Company:	Annaly Capital Management
Price:	\$11
Recommendation:	BUY
Ranking:	1
Market Cap:	\$10,586
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text
07/09/2014
NLY \$11

Annaly Capital Management NLY slow pace of housing sector activity continues with mortgage volume showing slight improvement for week including July 4 holiday

NLY report from MBA (Mortgage Bankers Association) found mortgage applications increased UP +1.9% for week ended July 4, 2014 from previous week

NLY mortgage applications for refinance increased UP +0.4%, while mortgage applications for home purchase increased UP +4%

NLY mortgage applications for home purchase decreased DOWN (17%) from previous year

NLY mortgage refinance applications 52% of total mortgage application volume last week

NLY report from MBA (Mortgage Bankers Association) found average interest rate on 30 year fixed rate conforming mortgage UP +0.04% to 4.32%

NLY Financial Mortgage REITs benefit from higher mortgage volume providing opportunities for portfolio repositioning

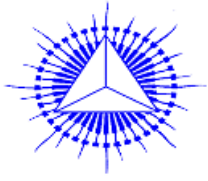
NLY stock price supported by current annual dividend yield of 10.7%, above the midpoint of the range for Financial Mortgage REITs

NLY a Financial Mortgage REIT with a portfolio of agency guaranteed Residential MBS

NLY we rank 1 BUY

NLY market cap \$10.6 billion

REIT Comment



Company:	Newcastle Investment
Price:	\$5
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,717
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/09/2014
NCT \$5

Newcastle Investment NCT traded DOWN (\$0.06) per share to close DOWN (1%) day

NCT stock traded DOWN (18%) year to date for 2014, underperforming Financial Commercial REITs, trading UP +1% during 2014

NCT stock price decline during 2014 reflects transfer of value in February 2014 spin-off of New Media Investment Group NEWM to shareholders of NCT

NCT recently announced pending spin-off of senior housing investments to new publicly traded REIT with NYSE listing, to be known as New Senior Investment Group SNR

NCT remaining assets concentrated in commercial real estate debt, as well as opportunistic investments, such as golf properties

NCT senior housing portfolio now 67% independent living, with the rest characterized as assisted living

NCT provides current dividend yield of 8.5%

NCT a Financial Commercial REIT

NCT we rank 2 BUY

NCT market cap \$1.7 billion

REIT Comment



Company:	Lexington Realty Trust
Price:	\$11
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$2,661
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/09/2013
LXP \$11

Lexington Realty Trust LXP traded DOWN (\$0.12) per share to close DOWN (1%) day

LXP stock traded UP +8% during 2014, underperforming Office REITs, trading UP +15% for 2014

LXP investor concern over corporate investment in new buildings utilizing less space per employee with more intensive use of services, making it more difficult to release older office properties

LXP investing \$313 million in 4 new build-to-suit projects to add 1.2 million square feet of space, representing 3% portfolio capacity increment

LXP guidance for FFO for 2014 indicates growth as much as UP +13%

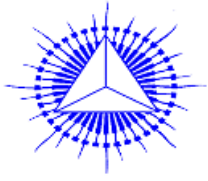
LXP increased quarterly dividend by 10% for 1Q 2014, now providing current annual dividend yield of 6.0%

LXP an Office REIT with a portfolio of properties net leased to single tenants

LXP we rank 3 HOLD

LXP market cap \$2.7 billion

REIT Comment



Company:	Ashford Hospitality Trust
Price:	\$12
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,198
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/09/2013
AHT \$11

Ashford Hospitality Trust AHT stock traded UP \$2.42 per share to close UP +2% day

AHT stock traded UP +43% year to date for 2014, outperforming Hotel REITs, trading UP +20% for 2014

AHT bad weather on east coast over Fourth of July holiday week puts 3Q 2014 off to a slow start

AHT demand for hotel rooms expected to exceed new supply through at least 2015

AHT following pending spin-off of hotel management business, to be known as Ashford Inc, AHT and Ashford Hospitality Prime AHP will be bound by 20 year advisory agreements with Ashford Inc

AHT registration statement for pending spin-off Ashford Inc AINC expected during 3Q 2014, while distribution expected to take effect during 4Q 2014

AHT no guidance provided for FFO for 2014

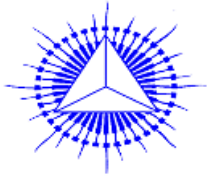
AHT provides current dividend yield of 4.1%

AHT a Hotel REIT

AHT we rank 2 BUY

AHT market cap \$1.2 billion

REIT Comment



Company:	Equinix
Price:	\$213
Recommendation:	BUY
Ranking:	2
Market Cap:	\$11,349
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/09/2014
EQIX \$213

Equinix EQIX traded UP \$2.84 per share to close UP +1% day

EQIX stock traded UP +20% year to date for 2014, outperforming Specialty REITs, trading UP +11% for 2014

EQIX guidance for 2014 FFO indicates potential for revenue growth UP +11%, with AFFO UP +13% to \$13.50 per share

EQIX made transition to free cash flow following completion of aggressive capital expenditure program, enabling conversion to REIT as dividend paying stock

EQIX pending REIT conversion will enable REIT investors to participate in cash flow generation of a leading Data Center company recognized as providing exceptional interconnection capabilities by corporate clients

EQIX conversion to REIT structure will require payment of 90% of pretax income as dividends to shareholders

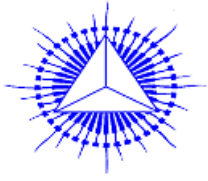
EQIX no dividends paid during 2013

EQIX pending REIT conversion to Specialty Data Center REIT with a portfolio of 75 data centers in global locations

EQIX we rank 2 BUY

EQIX market cap \$11.3 billion

REIT Comment



Company:	Realty Income
Price:	\$45
Recommendation:	BUY
Ranking:	2
Market Cap:	\$9,278
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/10/2014
O \$45

Realty Income O news of disappointing sales for key tenant Family Dollar Stores FDO demonstrates market share shifts in value segment

O tenant Family Dollar Stores FDO reported same store sales decline DOWN (1.8%) for quarter ended May 31, 2014, with profits DOWN (33%) on higher expenses

O tenant Family Dollar Stores FDO appears to be losing market share to competitor Dollar General DG, reporting same store sales UP +1.5% for quarter ended May 2, 2014

O key tenant Family Dollar Stores FDO announced plans to close 370 stores, representing 5% of total store base

O situation for Family Dollar Stores FDO complicated by recent attack from corporate raider Carl Icahn, seeking to force merger or sale of Family Dollar Stores FDO through ownership stake of 9% of the stock

O potential merger or sale of Family Dollar Stores FDO may force closure of more stores than currently planned

O key tenant Family Dollar Stores FDO represents 4% of total O rents, while competitor Dollar General DG represents 2% of total O rents

O all properties are net leased, so variable tenant sales do not impact O rental income

O guidance for FFO for 2014 indicates growth UP +7%

O regular monthly dividends and consistent pattern of slight increases attract investors for total return

O stock price supported by current annual dividend yield of 4.9%

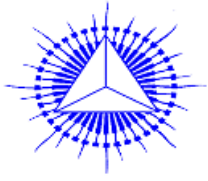
O was reclassified as a Net Leased Retail REIT from Specialty REIT as of the end of June 2014, due to current exposure to restaurant and retail tenants

O a Retail REIT with a portfolio of net leased properties to franchised and commercial tenants

O we rank 2 BUY

O market cap \$9.3 billion

REIT Comment



Company:	CommonWealth REIT
Price:	\$26
Recommendation:	SELL
Ranking:	4
Market Cap:	\$3,257
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text
07/10/2014
CWH \$26

CommonWealth REIT CWH announced sale of remaining stock of Select Income REIT SIR, removing important equity contributor to bottom line, while resolving potential conflict of interest for new CEO Sam Zell

CWH sale of Select Income REIT SIR generated \$705 million proceeds, representing \$31.51 per share for remaining CWH equity stake of 44% of Select Income REIT SIR

CWH transaction valued at 5% premium to previous closing price of Select Income REIT SIR

CWH sale of Select Income REIT SIR completed using previously related entities publicly traded Government Properties Income Trust GOV and previous management company RMR(also the manager for Select Income REIT SIR)

CWH new management retained CBRE Group CBG as management company for CWH portfolio of 42.9 million square foot portfolio (excluding assets classified as discontinued operations), effective October 2014

CWH earlier during 2014 Moody's noted negative outcome for CWH shareholders if dissident shareholders were successful, as significantly higher debt may result, as well as execution risk on core asset sales

CWH another dividend reduction appears likely if current returns do not improve

CWH annual meeting of shareholders was delayed until end of July 2014, to enable consideration of shareholder proposals from new management

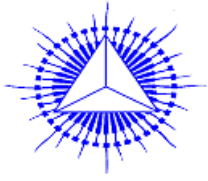
CWH stock price supported by current annual dividend yield of 3.7%

CWH an Office REIT with a diverse portfolio of office and commercial properties

CWH we recently DOWNGRADED to 4 SELL

CWH market cap \$3.3 billion

REIT Comment



Company:	Equity Residential
Price:	\$64
Recommendation:	BUY
Ranking:	2
Market Cap:	\$23,934
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/10/2014
EQR \$63

Equity Residential EQR news of decline in new unemployment claims indicates stable employment supporting trading in Residential REITs

EQR Labor Department reported new claims for unemployment decreased DOWN(11,000) to 304,000 for week ended July 5, 2014 from unrevised number for previous week

EQR more stable 4 week moving average of new unemployment claims also decrease, DOWN (3,500) to 315,000 from unrevised average for previous week

EQR Labor Department report indicates total insured unemployment rate remains at lowest level since October 27, 2007

EQR Residential REITs benefit from positive employment trends, as most new jobs are taken by 25-34 year old age group, target market for apartment dwellers

EQR guidance for FFO for 2014 indicates growth UP +6%--+10% for 2014

EQR provides current annual dividend yield of 3.2%

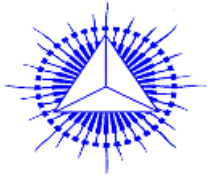
EQR the largest publicly traded Residential REIT with a diverse portfolio of apartment communities

EQR we rank 2 BUY

EQR market cap \$23.9 billion

EQR an S&P 500 Index REIT

REIT Comment



Company:	American Realty Capital Properties
Price:	\$12
Recommendation:	BUY
Ranking:	2
Market Cap:	\$7,137
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/10/2014
ARCP \$12

American Realty Capital Properties ARCP potential store closings by struggling tenant Family Dollar Stores FDO indicates market share shift for value retail segment

ARCP lower same store sales and steep profit decline reported by Family Dollar Stores FDO

ARCP current plans for store closings indicate 5% of store base for Family Dollar Stores FDO to close over next 2 years

ARCP attempt by Carl Icahn to force sale or merger of Family Dollar Stores FDO may stimulate more store closings

ARCP key tenant Family Dollar Stores FDO currently represents 2% of total rents for ARCP, while competitor Dollar General DG now represents 4% of total ARCP rents

ARCP variable tenant sales have no impact on rents paid to ARCP, as most properties are net leased

ARCP store closings and tenant restructuring viewed as normal transition for Retail REITs providing opportunity for higher rents on re-leasing of terminated properties

ARCP a portion of exposure to Family Dollar Stores FDO may be divested with pending \$1.975 billion divestiture of multi-tenant retail properties (representing 2% of total ARCP rents) to Blackstone

ARCP guidance for FFO for 2014 indicates growth UP more than +30%

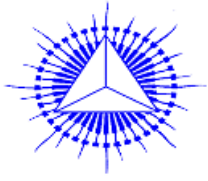
ARCP provides current annual dividend yield of 8.1%, at the top end of the range for Retail REITs

ARCP a Retail REIT with a portfolio of single tenant net leased properties

ARCP we recently added coverage with BUY2 rank

ARCP market cap \$7.1 billion

REIT Comment



Company:	CommonWealth REIT
Price:	\$26
Recommendation:	SELL
Ranking:	4
Market Cap:	\$3,257
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/10/2014
CWH \$26

CommonWealth REIT CWH announced new CFO, moving to complete transformation of entire management team following successful proxy battle by dissident shareholders

CWH Adam Markman appointed as new CFO, EVP and Treasurer, effective immediately

CWH Mr Markman previously served as managing director of Green Street Advisors

CWH corporate headquarters moved to Chicago, IL for convenience of new CEO, Sam Zell, at same address as Zell's company Equity International

CWH challenging times ahead for new management, seeking to complete divestitures of properties now included in discontinued operations, as well as to improve profitability of CBD (central business district) and suburban office properties at time of lower occupancy

CWH another dividend reduction appears likely if current returns do not improve

CWH annual meeting of shareholders was delayed until end of July 2014, to enable consideration of shareholder proposals from new management

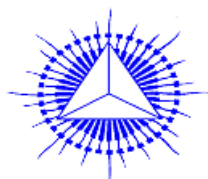
CWH stock price supported by current annual dividend yield of 3.7%

CWH an Office REIT with a diverse portfolio of office and commercial properties

CWH we recently DOWNGRADED to 4 SELL

CWH market cap \$3.3 billion

REIT Comment



Company:	Select Income REIT
Price:	\$30
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,494
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:

07/10/2014

SIR \$29

Select Income REIT SIR news of sale of 44% of stock previously held by parent Commonwealth REIT CWH indicates probable additional changes pending for shareholders of SIR

SIR \$705 million transaction for 44% of SIR stock valued SIR at \$31.50 per share, representing 5% premium to previous closing price

SIR sale of stock by CWH clears up conflict of interest for new CWH chairman Sam Zell, with investments operating from properties owned and leased by SIR

SIR local HI press reports note Sam Zell a majority shareholder in Par Petroleum which bought Hawaii's largest oil refinery in Kapolei from Tesoro Corp during 2013

SIR Par Petroleum, through wholly owned subsidiary Hawaii Independent Energy LLC is the largest tenant for Select Income REIT SIR, representing 13% of total rents as of 1Q 2014

SIR owns more than 400 acres of industrial land on Oahu in Mapunapuna, Sand Island, Kalihi and Kapolei

SIR stock sold by CWH purchased by related management company, RMR, and by RMR managed publicly traded REIT Government Properties Income Trust GOV (a spin-off from CWH in 2009)

SIR Government Properties Income Trust GOV now owns 21.5 million shares of SIR (representing 43% ownership stake), and RMR owns 500,000 shares of SIR (representing 1% ownership stake in SIR)

SIR now expected to generate significant income for Government Properties Income Trust GOV through equity contribution accounting

SIR continues under external management by RMR (Reit Management & Research LLC), a privately held real estate management company that previously managed Commonwealth REIT CWH and still manages Government Properties Income Trust GOV, Hospitality Properties Trust HPT, TravelCenters of America TA and Senior Housing Properties Trust SNH

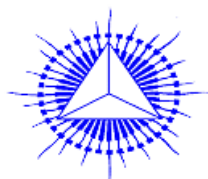
SIR provides current annual dividend yield to 6.4%

SIR an Industrial REIT with a portfolio concentrated in commercial properties in HI

SIR we rank 3 HOLD

SIR market cap \$1.4 billion

REIT Comment



Company:	Government Properties Income Trust
Price:	\$25
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,389
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/10/2014
GOV \$25

Government Properties Income Trust GOV portfolio strategy confused by purchase of portion of stock in Select Income REIT SIR held by former parent Commonwealth REIT CWH

GOV announced purchase of 43% equity stake in Select Income REIT SIR for investment of \$678 million, representing price of \$31.51 per share for SIR, at premium of 5% to previous closing price

GOV prior to purchase of 43% equity stake in Industrial REIT Select Income REIT SIR GOV portfolio 100% concentrated in office properties leased to federal and state agencies

GOV promises purchase of 43% of Select Income REIT SIR to be immediately accretive to FFO for GOV

GOV purchase of Select Income REIT SIR may cause shareholder turnover or even litigation among investors concerned over lack of outside bid for block of stock previously controlled by Commonwealth REIT CWH

GOV Select Income REIT SIR previously the focus of shareholder complaints raised by Lakewood Capital (owner of 6% of SIR stock), as disclosed in public letter to the Board of Trustees of SIR in June 2014

GOV no guidance provided for FFO for 2014

GOV continues under external management by RMR(Reit Management & Research LLC), a privately held real estate management company that previously managed Commonwealth REIT CWH, and still manages Government Properties Income Trust GOV, Hospitality Properties Trust HPT, TravelCenters of America TA and Senior Housing Properties Trust SNH

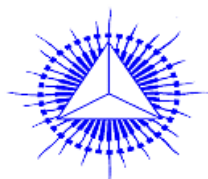
GOV provides current annual dividend yield of 6.8%

GOV a Specialty REIT with a portfolio of office properties net leased to federal and state agencies

GOV we rank 3 HOLD

GOV market cap \$1.4 billion

REIT Comment



Company:	The GEO Group
Price:	\$36
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,567
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/10/2014
GEO \$36

The GEO Group GEO 2013 REIT conversion enables investors to participate in growth of largest US private prison operator

GEO portfolio of 90 correctional facilities includes 58 company owned and 32 managed properties, with total 64,500 revenue producing beds

GEO tenants include Federal Bureau of Prisons representing 16% of revenues, US Immigrations and Customs Enforcement 16%, US Marshals Service 10%, as well as states CA 3%, NM 3%, OK 2%, GA 2%, AK 1% and IL 1%

GEO most contracts provide for guaranteed occupancy, with minimum 10 year term

GEO seeks 13%-15% ROI on new facilities, with breakeven expected after 18 months

GEO growth in FFO expected from portfolio expansion, as well as cost escalators

GEO sentencing reform may reduce incremental demand for new beds but will not impact current prisons, now at 95% occupancy

GEO guidance for 2014 normalized FFO \$2.51-\$2.60 v \$2.34 (adjusted) UP +5%+8%
GEO guidance for 2014 normalized FFO assumes same property NOI of \$452-\$458 million, with adjusted EBITDA of \$325-\$331 million

GEO stock price has appreciated UP +28% since January 2013 REIT conversion

GEO dividends increased UP +10% during 2013, with potential for additional dividend increase during 2014

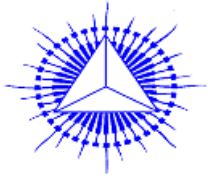
GEO provides current annual dividend yield of 6.4%

GEO a Specialty REIT with a portfolio of correctional facilities leased to federal and state agencies

GEO we add coverage with current rank of 2 BUY

GEO market cap \$2.6 billion

REIT Comment



Company:	Select Income REIT
Price:	\$29
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,431
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/10/2014
SIR \$29

Select Income REIT SIR traded DOWN (\$1.26) per share to close DOWN (4%) day

SIR stock traded UP +7% year to date for 2014, underperforming Industrial REITs, trading UP +8% for 2014

SIR investors expressing disappointment over sale of 44% of SIR stock held by CommonWealth REIT CWH to Government Properties Income Trust GOV and RMR

SIR objection may center on lack of external bid for the shares raising issues of future upside for the stock

SIR continues under external management by RMR(Reit Management & Research LLC), a privately held real estate management company that previously managed CommonWealth REIT CWH and still manages Government Properties Income Trust GOV, Hospitality Properties Trust HPT, TravelCenters of America TA and Senior Housing Properties Trust SNH

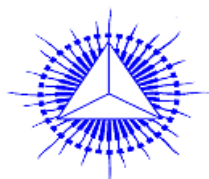
SIR provides current annual dividend yield to 6.7%

SIR an Industrial REIT with a portfolio concentrated in commercial properties in HI

SIR we rank 3 HOLD

SIR market cap \$1.4 billion

REIT Comment



Company:	Government Properties Income Trust
Price:	\$25
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,355
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/10/2019
GOV \$35

Government Properties Income Trust GOV traded DOWN (\$0.62) per share to close DOWN (2%) day

GOV stock traded unchanged year to date for 2014, underperforming Specialty REITs, trading UP +11% for 2014

GOV stock price decline reflects investor confusion over purchase of 44% of Select Income REIT SIR stock from CommonWealth REIT CWH

GOV investors seeking stable portfolio of office properties leased to government tenants question reason for acquisition of stock in an Industrial REIT such as Select Income REIT SIR

GOV transaction may be viewed as exploitive by new management seeking to clear up conflict of interest for new CEO, Sam Zell

GOV no guidance provided for FFO for 2014

GOV continues under external management by RMR (Reit Management & Research LLC), a privately held real estate management company that previously managed CommonWealth REIT CWH, and still manages Government Properties Income Trust GOV, Hospitality Properties Trust HPT, TravelCenters of America TA and Senior Housing Properties Trust SNH

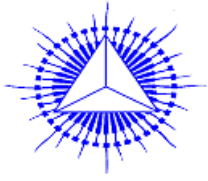
GOV provides current annual dividend yield of 7.5%

GOV a Specialty REIT with a portfolio of office properties net leased to federal and state agencies

GOV we rank 3 HOLD

GOV market cap \$1.4 billion

REIT Comment



Company:	Mack-Cali Realty
Price:	\$21
Recommendation:	SELL
Ranking:	4
Market Cap:	\$2,095
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/10/2014
CLI \$21

Mack-Cali Realty CLI traded DOWN (\$0.26) per share to close DOWN (1%) day

CLI stock traded DOWN (2%) year to date for 2014, underperforming Office REITs, trading UP +15% for 2014

CLI investor concern over continued rental rate decline reflects plunging portfolio returns

CLI impact of new office capacity with recently constructed buildings in downtown NYC negative for CLI Harborside rents

CLI portfolio restructuring follows management strategy to divest low return office properties while investing in residential properties in target markets

CLI guidance for FFO for 2014 indicates (30%) decline

CLI recently announced (50%) dividend reduction to "improve balance sheet and maintain flexibility"

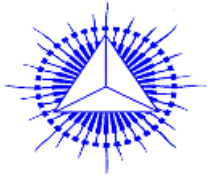
CLI current annual dividend yield 2.9%, below midpoint of the range for Office REITs

CLI an Office REIT with a portfolio of office properties concentrated in NY and NJ

CLI we rank 4 SELL

CLI market cap \$2.1 billion

REIT Comment



Company:	Strategic Hotels & Resorts
Price:	\$12
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,492
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/10/2014
BEE \$12

Strategic Hotels & Resorts BEE traded UP \$0.14 per share to close UP +1% day

BEE stock traded UP +26% year to date for 2014, outperforming Hotel REITs, trading UP +20% for 2014

BEE growth in FFO assured by pending acquisition of remaining joint venture interests in 2 largest resort hotels, Hotel del Coronado in San Diego and Scottsdale Fairmont Princess near Phoenix AZ

BEE management indicated group nights UP +5.8% year to date for 2014, with group average room rates UP +2.5%

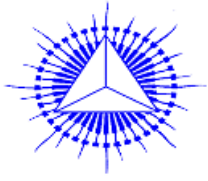
BEE has not yet restored common stock dividends

BEE a Hotel REIT with a portfolio of upscale and resort hotels in US Europe and Mexico

BEE we recently UPGRADED rank to 2 BUY

BEE market cap \$2.5 billion

REIT Comment



Company:	National Retail Properties
Price:	\$37
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,564
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/11/2014
NNN \$37

National Retail Properties NNN potential merger of 2 of the smaller US tobacco companies may have negative long term impact on total tobacco sales at convenience stores

NNN Reynolds American and Lorillard discussing \$56 billion merger that would combine Camel, Newport and e-cigarette brands

NNN mergers often lead to rationalization of brand distribution and marketing expenditures as combined companies seek to maximize revenue from competing product lines

NNN convenience stores, drug stores and supermarkets see important revenue and profits from sale of tobacco products, supported by promotional budgets of competing tobacco companies

NNN convenience stores represent total 20% of rents for NNN, with key tenant 7-11 representing 4% of total rents

NNN all leases are triple net, with no exposure to variable tenant sales

NNN guidance for FFO for 2014 indicates growth UP +4%

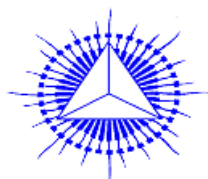
NNN provides current annual dividend yield of 4.4%

NNN a Retail REIT with a portfolio of net leased retail and commercial properties

NNN we rank 2 BUY

NNN market cap \$4.6 billion

REIT Comment



Company:	Capstead Mortgage
Price:	\$13
Recommendation:	BUY
Ranking:	1
Market Cap:	\$1,268
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/11/2014
CMO \$13

Capstead Mortgage CMO bond market stability supports trading in Financial Mortgage REITs

CMO despite lower mortgage application volume, lower than expected mortgage interest rates keep prices of Residential MBS in consistent range, enabling conservative portfolio management

CMO status quo for Fannie Mae FNMA and Freddie Mac FMCC now appears likely to continue beyond 2016 Presidential election

CMO stock now trading at premium of 5% to GAAP book value of \$12.47 per share as of December 2013

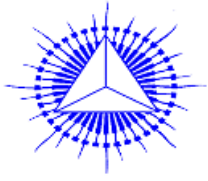
CMO increased dividend by 10%, bringing current annual dividend yield to 10.3%, at the midpoint of the range for Financial Mortgage REITs

CMO a Financial Mortgage REIT with a portfolio of agency guaranteed Residential MBS

CMO we rank 1 BUY

CMO market cap \$1.3 billion

REIT Comment



Company:	Hatteras Financial
Price:	\$20
Recommendation:	BUY
Ranking:	1
Market Cap:	\$1,896
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/11/2014
HTS \$20

Hatteras Financial HTS report of 2Q 2014 earnings from major bank Wells Fargo WFC indicates mortgage volume demonstrating growth in strong west coast markets

HTS Wells Fargo WFC showed total mortgage originations UP +31% to \$47 billion for 2Q 2014 from depressed level of 1Q 2014, with total pipeline of mortgage applications UP +11%

HTS average mortgage interest rate for Wells Fargo decreased DOWN (0.06%) to 4.49% for 2Q 2014 from 1Q 2014

HTS growth for Wells Fargo WFC mortgage originations not indicative of total US mortgage demand, as latest weekly report from MBA (Mortgage Bankers Association) shows mortgage applications for home purchase decreased DOWN (17%) from previous year

HTS stock now trading at discount of (10%) to current book value of \$21.81 per share as of March 2014

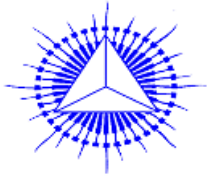
HTS stock price supported by current annual dividend yield of 10.2%, slightly below the midpoint of the range for Financial Mortgage REITs

HTS a Financial Mortgage REIT with a portfolio of agency guaranteed Residential MBS

HTS we rank 1 BUY

HTS market cap \$1.9 billion

REIT Comment



Company:	Simon Property Group
Price:	\$168
Recommendation:	BUY
Ranking:	2
Market Cap:	\$61,065
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/11/2014
SPG \$168

Simon Property Group SPG news of sluggish same store sales trends for major tenants indicates consumer caution during summer months

SPG yesterday's sales report from Gap Inc GPS for June 2014 showed negative sales trends, with Gap Global same store sales DOWN (7%), Banana Republic DOWN (7%), and Old Navy UP +7%

SPG report from L Brands LB showed comparable store sales UP+2% for 5 weeks ended July 5, 2014 (including Victoria's Secret, PINK, Bath & Body Works, La Senza and Henri Bendel)

SPG key tenant Gap Inc GPS represents 3% of total rents, while L Brands LB contributes 2% of total rents

SPG guidance for FFO for 2014 indicates growth UP +2%, following recent spin-off of Washington Prime Group WPG

SPG recent 4% quarterly dividend increase brings current annual dividend yield to 3.1%

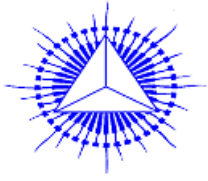
SPG a Retail REIT with a portfolio of regional malls and brand name outlet centers in US Europe and Asia

SPG we rank 2 BUY

SPG market cap \$61.1 billion

SPG an S&P 500 Index REIT

REIT Comment



Company:	Cousins Properties
Price:	\$12
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$2,382
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/11/2014
CUZ \$12

Cousins Properties CUZ traded DOWN (\$0.15) per share to close DOWN (1%) day

CUZ stock traded UP +20% year to date for 2014, outperforming Office REITs, trading UP +15% for 2014

CUZ portfolio contribution now 60% from recently acquired properties in TX, not yet included in same property NOI

CUZ completed \$1.1 billion acquisition of office portfolio in Houston and Fort Worth TX after dilutive stock offering added 58% to total shares outstanding

CUZ no guidance provided for FFO for 2014

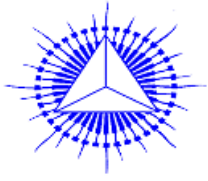
CUZ providing current annual dividend yield of 2.4%

CUZ an Office REIT with a portfolio of office and retail properties in southern states

CUZ we rank 3 HOLD

CUZ market cap \$2.4 billion

REIT Comment



Company:	Brixmor Property Group
Price:	\$23
Recommendation:	BUY
Ranking:	1
Market Cap:	\$7,092
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/11/2014
BRX \$23

Brixmor Property Group BRX traded UP \$0.17 per share to close UP +1%

BRX stock traded UP +15% for 2014, outperforming Retail REITs, trading UP +9% for 2014

BRX recent REIT spin-out offers investors opportunity to concentrate holdings in grocery anchored tenants

BRX portfolio concentrated 70% in shopping centers with grocery tenants including Kroger, Publix, Safeway, Giant Food, Winn Dixie, Stop & Shop, Albertsons, Shop Rite, A&P, Shaws, Jewel-Osco, Pathmark and Tops

BRX management goal is to drive average rents UP +3.0%-+4.0% annually, driven by tenant turnover as well as cost escalators

BRX guidance for FFO for 2014 indicates growth UP +24%-+25%

BRX a spin-out from Blackstone Real Estate partners funds in October 2013, showing 15% stock market gain since IPO

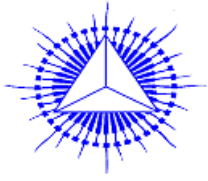
BRX began dividend distributions as a REIT in January, 2014, now providing current annual yield of 3.4%

BRX a Retail REIT with a portfolio of grocery anchored shopping centers in US markets

BRX we add coverage with BUY 1 rank

BRX market cap \$7.1 billion

REIT Comment



Company:	Duke Realty
Price:	\$18
Recommendation:	BUY
Ranking:	2
Market Cap:	\$6,069
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/11/2014
DRE \$18

Duke Realty DRE traded UP \$0.13 per share to close UP +1% day

DRE stock traded UP +21% year to date for 2014, outperforming Industrial REITs, trading UP +8% for 2014

DRE Republican suggestion that US Export-Import Bank charter should be allowed to expire in September 2014 sets up challenging political issue with near term impact on Industrial REITs

DRE small US manufacturers warn that they have no access to credit from commercial banks without loan guarantees against foreign receivables from US Export-Import Bank

DRE Industrial REITs benefit from US exports through portfolios of bulk distribution facilities at key railroad, shipping and air freight hubs, although US exports are not as significant as US imports to Industrial REITs

DRE guidance for core FFO for 2014 indicates growth UP +2%--7%

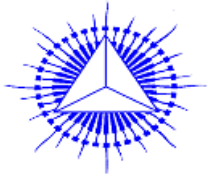
DRE stock price supported by current annual dividend yield of 3.8%

DRE an Industrial REIT with a diverse portfolio of distribution, industrial, commercial and office properties

DRE we rank 2 BUY

DRE market cap \$6.1 billion

REIT Comment



Company:	LaSalle Hotel Properties
Price:	\$36
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$3,701
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
07/11/2014
LHO \$36

LaSalle Hotel Properties LHO traded DOWN (\$0.43) per share to close DOWN (1%) day

LHO stock traded UP +15% year to date for 2014, outperforming Hotel REITs, trading UP +20% for 2014

LHO bad weather on east coast over Fourth of July holiday week puts 3Q 2014 off to a slow start

LHO guidance for FFO for 2014 indicates growth UP +4%

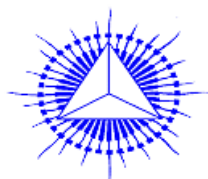
LHO recently increased dividend by 34%, bringing new yield to 4.2%, at the upper end of the range for Hotel REITs

LHO a Hotel REIT

LHO we rank 3 HOLD

LHO market cap \$3.7 billion

REIT Comment



Company:	Weyerhaeuser
Price:	\$33
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$17,598
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:

07/08/2014

WY \$33

Weyerhaeuser WY final terms of spin-off of WRECO homebuilder subsidiary confirmed shareholders with full participation in offering received promised level of new shares in merger with TRI Pointe Homes TPH

WY final exchange ratio set to 1.7003 common shares of WRECO for each share of WY subscribed in the spin-off offering

WY subsequently each WRECO common share converted to a right to receive 1.297 shares of TRI Pointe Homes TPH common stock

WY subscribing shareholders will receive 2.2053 shares of TRI Pointe TPH common stock for each WY common share accepted by WY, reduced by proration factor to 0.62 shares of TRI Pointe Homes TPH common stock for each share of WY subscribed to the offering

WY proration factor calculated to be 28.3%, as a result of oversubscription by 148 million shares, meaning that only 28.3% of subscribed shares were accepted by WY

WY TRI Pointe Homes TPH common stock trading UP +10% to \$16 per share on conclusion of merger, while WY stock price unchanged

WY received \$700 million cash on merger completion and reduced total outstanding shares by 58.0 million, representing 10% of total outstanding shares

WY results for WRECO homebuilder subsidiary to be reported as discontinued operations for 2Q 2014, to be announced with WY results for 2Q 2014 on Friday, August 1, 2014

WY expects to report a gain on disposition of WRECO for 3Q 2014

WY to determine new post-spin-off dividend during August 2014, with announcement of new quarterly dividend expected following meeting of board of directors

WY retained portfolio to earn 32% of EBITDA from timberlands, 31% from wood products and 20% from cellulose fibers

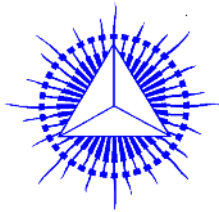
WY provides current annual dividend yield of 2.7%

WY a Specialty Timber REIT with a portfolio of timberlands, wood and cellulose fiber manufacturing plants

WY we rank 3 HOLD

WY new market cap post spin-off \$17.6 billion

WY an S&P 500 Index REIT



REIT Growth and Income Monitor posted 45 REIT comments for the week ended July 11, 2014. Comments were issued on REITs in the following sectors:

Financial REITs	8
Health Care REITs	1
Hotel REITs	3
Industrial REITs	3
Office REITs	9
Residential REITs	2
Retail REITs	12
Specialty REITs	7

Information on REIT sectors may be found using this link:

http://www.reitmonitor.net/REIT_Resources

Information on **REIT Growth and Income Monitor** ranking methodology may be found using this link:

[http://www.reitmonitor.net/atlantis/reitwebrpt.nsf/All/F2B543B28817460985256EB80001D03A/\\$FILE/REIT%20Methodology%20and%20Ranking%20System.pdf](http://www.reitmonitor.net/atlantis/reitwebrpt.nsf/All/F2B543B28817460985256EB80001D03A/$FILE/REIT%20Methodology%20and%20Ranking%20System.pdf)

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