

REIT Growth and Income Monitor

Weekly Comments 04/22/2014

Positive performance gap for REITs narrowed to 9% year to date for 2014, as rally for S&P 500 Index reversed year to date decline for 2014.

Retail sales trends for March 2014 indicate particular strength for grocery and food service segments.

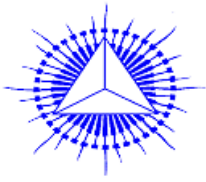
Realty Income earns more rental revenue from restaurants than from any other business type.

Regency Centers concentrates investment in grocery anchored shopping centers.

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REIT Weekly Comments, as well as REIT Growth and Income Monitor, REITMonitor.net and associated REIT reports, are products of Atlantis Investment. Research involves analysis of fundamental issues and discussion of critical variables that will determine stock price performance. Particular attention is paid to potential negative trends in business or in a company's accounting practices. BUY, SELL, and HOLD recommendations are provided with a ranking system of 1 to 5. Assignment of a 1 rank indicates expected stock price appreciation of 50% within 18 months, a 2 indicates expected stock price appreciation of more than 25%, a 3 indicates stock price performance in line with the market, a 4 indicates an expected stock price decline of more than 15%, and a 5 indicates expected stock price decline of more than 25%.

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**Weekly REIT Comments**
04/22/2014

REIT stocks in the S&P 500 Index traded up 2% for the week ended April 17, 2014, as positive performance gap narrowed to 9% year to date for 2014. Average gain for all REITs followed by REIT Growth and Income Monitor is now 7% year to date for 2014, exceeding 1% gain for the S&P 500 Index. REIT stocks trailed the S&P 500 Index during 2013, with average gain of 8%.

Investors see conservative REIT 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 slower home sales for the past 4 months. Hotel REITs still demonstrate positive revenue and margin trends, with stock price performance aided by price decline for oil and gasoline. Investors still 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 allowing bond market volatility to moderate. Financial Mortgage REITs face significant fundamental change, with debate of reform legislation now likely to be delayed by interim elections. Proposals to liquidate Fannie Mae within 5 years face stiff opposition from liberal 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 2016 elections.

REIT stocks normally perform like interest rate sensitive stocks, although none of the 19 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

Retail Sales Trends Favor Grocery and Food Service Segments

Latest report of retail sales trends indicates Retail REITs remain well positioned to continue rental rate increases. Last week's report from US Department of Commerce found retail sales up 1.1% for March 2014 from previous month, indicating acceleration from February 2014 growth of 0.7%. Annual change in total retail trade sales was 3.7% for March 2014 compared to previous year. Analysis of retail sales trends highlights unusual strength for grocery and food service segments, while department stores and other segments demonstrated decline or slow growth. Grocery sales increased 2.6% for March 2014 from previous month, accelerating smartly from February 2014 gain of 0.2%. These sales gains are far in excess of the current rate of food inflation, indicating real growth in consumer traffic. Retail sales at food services and drinking places was even stronger, increasing 4.1% for March 2014 from previous month. In contrast to strong growth for grocery and food service sales, department store sales showed decline of (3.4%) for March 2014 from previous month, while clothing and accessories sales increased 2.1%.

Investors may want to apply this differential in retail sales growth to consideration of the most attractive Retail REITs at this time. Retail REITs with portfolio concentration to grocery anchored shopping centers include large cap **Kimco Realty**, as well as midcap **DDR Corp**, **Regency Centers** and **Weingarten Realty**. Food service (including restaurants and drinking places) is a significant portfolio concentration for net-leased REITs including large cap **Realty Income** and midcap **National Retail Properties**. These food oriented Retail REITs may enjoy a period of outperformance compared to Retail REITs with portfolios concentrated in regional malls, including **Simon Property Group**, **General Growth Properties** and **Taubman Centers**.

Trading Opportunities

Large cap Retail REIT **Realty Income**, with market cap of \$8.5 billion, enjoys exceptional profitability and stability from portfolio of 3800 net leased properties. Stock price increased 12% for Realty Income year to date for 2014, following (7%) decline during 2013. Restaurants represent 16% of total rental revenue for **Realty Income**, the largest segment of trade in the portfolio. Merger with American Capital Realty Trust during 1Q 2013 added 18% to portfolio capacity, while acquisitions of more than \$500 million annually ensure FFO growth. FFO increased 9% for 4Q 2013, while guidance for FFO for 2014 indicates 5%-7% growth. **Realty Income** increased monthly dividends by 4% during 2013, bringing current annual dividend yield to 5.2%.

Midcap **Regency Centers**, with market cap of \$4.8 billion, prefers to invest in grocery anchored shopping centers for consistent portfolio returns. Stock price gained 13% year to date for 2014, following decline of (2%) during 2013. **Regency Centers** owns 328 shopping centers, most of them anchored by grocery chains including Kroger, Safeway, Publix and SuperValu. New investments are concentrated 75% in new retail developments and 25% in redevelopments of existing portfolio properties. FFO increased 5% for 4Q 2013, while conservative guidance for FFO for 2014 indicates growth of 1%-4%. **Regency Centers** increased dividends by 2% during 2013, now providing income investors with annual dividend yield of 3.6%.

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Weekly Price Change for S&P 500 Index REITs

S&P 500 Index REITs:		Price	Price	Price	Price	Price	Weekly	2014
		12/31/2013	03/28/2014	04/04/2014	04/11/2014	04/17/2014	Price Change	Price Change
American Tower	AMT	\$80	\$82	\$81	\$81	\$83	3%	4%
Apartment Investment	AIV	\$26	\$30	\$30	\$29	\$30	2%	14%
AvalonBay Communities	AVB	\$118	\$130	\$133	\$132	\$134	1%	13%
Boston Properties	BXP	\$100	\$114	\$116	\$115	\$117	2%	17%
Equity Residential	EQR	\$52	\$57	\$59	\$58	\$58	-0%	11%
Essex Property Trust	ESS	\$144	\$168	\$170	\$165	\$168	2%	17%
General Growth Properties	GGP	\$20	\$22	\$22	\$22	\$23	3%	14%
HCP	HCP	\$36	\$38	\$39	\$40	\$41	1%	12%
Health Care REIT	HCN	\$54	\$59	\$60	\$62	\$62	0%	16%
Host Hotels & Resorts	HST	\$19	\$20	\$21	\$20	\$21	5%	8%
Kimco Realty	KIM	\$20	\$22	\$22	\$22	\$22	3%	14%
Macerich	MAC	\$59	\$62	\$63	\$63	\$66	4%	11%
Plum Creek Timber	PCL	\$47	\$42	\$42	\$41	\$43	5%	-8%
Prologis	PLD	\$37	\$41	\$41	\$40	\$41	3%	12%
Public Storage	PSA	\$151	\$168	\$170	\$168	\$172	2%	14%
Simon Property Group	SPG	\$152	\$164	\$165	\$166	\$170	2%	12%
Ventas	VTR	\$57	\$60	\$62	\$63	\$65	3%	14%
Vornado Realty Trust	VNO	\$89	\$98	\$99	\$98	\$101	2%	13%
Weyerhaeuser	WY	\$32	\$29	\$30	\$28	\$28	1%	-12%
S&P 500 Index	S&P 500	\$1,848	\$1,860	\$1,865	\$1,816	\$1,865	3%	1%
Average for S&P 500 Index REITs							2%	10%

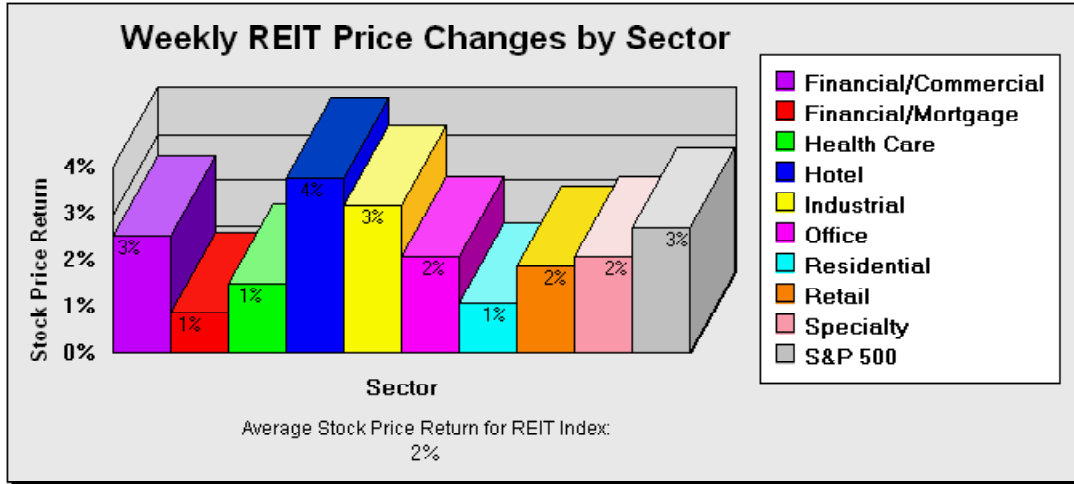
REIT stocks traded up 2% for the third week of April, 2014, the week ended April 17, 2014. REITs underperformed the S&P 500 Index, trading up 3% for the week, once again showing 1% gain year to date for 2014. Positive performance gap for REITs narrowed to 9% year to date for 2014. REIT stocks trailed the S&P 500 Index during 2013, with average gain of 8%. As investors become accustomed to the idea of higher interest rates, REIT stocks should continue to rally, maintaining positive performance gap.

Almost all of the S&P 500 Index REITs outperformed the S&P 500 Index year to date for 2014, with 17 of the S&P 500 Index REITs trading up more than 1% gain for the S&P 500 Index during 2014. Only 2 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 14%, **AvalonBay Communities** up 13%, **Equity Residential** up 11% and **Essex Property Trust** up 17%, all reporting strong earnings results for 4Q 2013, with guidance for additional FFO growth for 2014. Office REITs demonstrated strong performance, with **Boston Properties** up 17% and **Vornado Realty Trust** up 13% year to date for 2014. **Public Storage**, up 14%, and **Prologis Inc.**, up 12%, both show solid gains for 2014. Health Care REITs appear to have started sustainable rally, buoyed by news of individual health enrollment under Affordable Care Act, with **HCP** up 12%, **Health Care REIT** up 16%, and **Ventas** up 14%. Retail REITs show moderate gains, lead by **General Growth Properties** and **Kimco**, both up 14%, with **Simon Property Group** up 12% and **Macerich** up 11%. **Host Hotels & Resorts**, now up 8%, fluctuates along with oil prices during the spring of 2014. **American Tower Corp** shows 4% gain year to date for 2014, outperforming decline for the S&P 500 Index. In contrast, Specialty Timber REITs traded down on news of lower sales of new and existing homes over the past 4 months, with Specialty Timber REIT **Plum Creek Timber** now down (8%) and **Weyerhaeuser** down (12%) year to date for 2014.

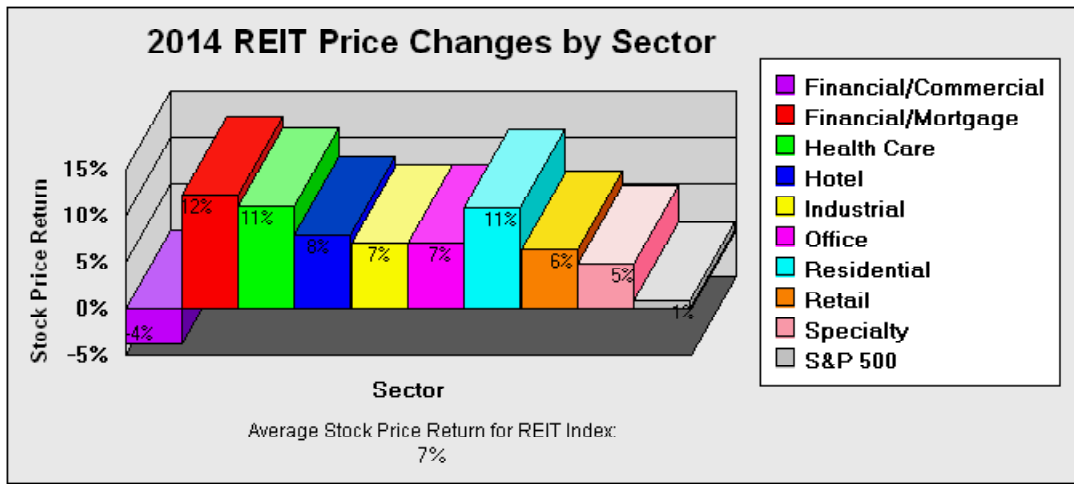
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Weekly REIT Price Changes by Sector

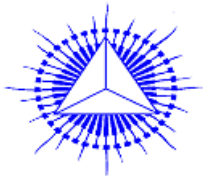


All REIT sectors traded higher during the third week of April, 2014, the week ended April 17, 2014. Best performance was shown by Hotel REITs, trading up 4% for the week, followed by Financial Commercial REITs and Industrial REITs, both trading up 3%. Office REITs, Retail REITs and Specialty REITs all traded up 2%. Lagging REIT sectors included Financial Mortgage REITs, Health Care REITs and Residential REITs, all trading up 1%. On average, stock prices for REIT Growth and Income Monitor increased 2% for the week ended April 17, 2014.



Stock prices for REITs followed by REIT Growth and Income Monitor achieved gain of 7% on average year to date for 2014, outperforming the S&P 500 Index, trading up 1% 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 sector for 2014 is Financial Mortgage REITs, up 12% as investors respond positively to appointment of Janet Yellen as new Federal Reserve Chairman. Also showing strong performance are Health Care REITs, up 11% as the Affordable Care Act is implemented, bringing more patient volume to tenants of Health Care REITs. Residential REITs also traded up 11%, due to stable employment trends and high occupancy. Hotel REITs achieved 8% gain. Industrial REITs and Office REITs traded up 7% year to date for 2014, followed by Retail REITs showing 6% gain year to date for 2014. Specialty REITs gained 5% for 2014, held back by underperformance by Specialty Timber REITs. Lagging Financial Commercial REITs traded down (4%) year to date for 2014, reflecting investor concern over lower volume of new issues of commercial securitizations.

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REIT Comment



Company:	General Growth Properties
Price:	\$22
Recommendation:	BUY
Ranking:	2
Market Cap:	\$21,344
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/14/2014
GGP \$22

General Growth Properties GGP news of growth in retail sales a positive mood signal for Retail REIT stocks

GGP report from US Department of Commerce found retail sales UP +1.1% for March 2014 from previous month, indicating acceleration from February 2014 growth UP +0.7%

GGP total retail trade sales UP +3.7% from previous year

GGP excluding autos, gasoline, and building materials, retail sales increased UP +0.8% for March 2014

GGP although department store sales showed decline DOWN(3.4%) for March 2014 from previous month, clothing and accessories sales increased UP +2.1%

GGP long term FFO growth for Retail REITs driven by rental rate increases and portfolio expansion not by tenant sales trends

GGP reported 2013 FFO within previous guidance range, with FFO growth UP +18%

GGP new guidance for 2014 FFO indicates growth to continue UP +9%-+13% this year

GGP increased dividend distribution by 8% for 1Q 2014, now providing current yield of 2.7%

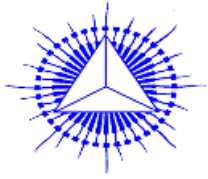
GGP a Retail REIT with a portfolio of regional malls

GGP we rank 2 BUY

GGP market cap \$21.3 billion

GGP an S&P 500 Index REIT

REIT Comment



Company:	Realty Income
Price:	\$41
Recommendation:	BUY
Ranking:	2
Market Cap:	\$8,424
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/14/2014
O \$41

Realty Income O news of higher retail sales highlights food service supporting trading in stocks of Retail REITs and Specialty REITs with portfolio exposure to retail food segment

O report from US Department of Commerce found retail sales at food services and drinking places UP +4.1% for March 2014 from previous month, demonstrating clear acceleration from February 2014 growth UP +1.1%

O tenant sales a good indicator of stock price trends, although variability in tenant sales does not impact payments to O under net lease contracts

O restaurants account for 16% of total rental revenue for O

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

O demonstrates exceptional long term record of monthly dividend increases

O stock price supported by current annual dividend yield of 5.3%

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

O we rank 2 BUY

O market cap \$8.4 billion

REIT Comment



Company:	Regency Centers
Price:	\$51
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,702
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/14/2014
REG \$51

Regency Centers REG news of accelerating sales at grocery stores a positive signal for Retail REITs with portfolios of grocery anchored shopping centers

REG report from US Department of Commerce found grocery sales UP +2.6% for March 2014 from previous month, demonstrating clear acceleration from February 2014 growth UP +0.2%

REG grocery stores represent 12% of total rents for REG, a higher share of rents than for other Retail REITs

REG finds best returns in grocery anchored shopping centers meeting daily needs of consumers

REG new guidance for FFO for 2014 indicates FFO growth UP +4%

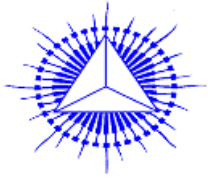
REG increased dividend by 2%, bringing current annual dividend yield to 3.7%

REG a Retail REIT with a portfolio of grocery anchored shopping centers

REG we rank 2 BUY

REG market cap \$4.7 billion

REIT Comment



Company:	Annaly Capital Management
Price:	\$11
Recommendation:	BUY
Ranking:	1
Market Cap:	\$11,410
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/14/2014
NLY \$11

Annaly Capital Management NLY decline in bank mortgage lending reflects tighter credit restrictions as well as new "reps and warranties" requirements

NLY today Citi reported mortgage lending for 1Q 2014 DOWN (17%) from previous year, while last week JPMorgan Chase reported mortgage lending DOWN (68%), with Wells Fargo mortgage loans DOWN (67%) from previous year

NLY fewer mortgage approvals due to tighter lending constraints already visible in lower sales of existing homes, DOWN for past 4 months starting December 2013

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

NLY concern over lagging mortgage volume may impact trading in Financial Mortgage REITs if sales of existing homes and volume of refinance mortgages do not revive by May2014

NLY stock now trading at discount of (6%) to current book value of \$12.13 per share as of December 2013

NLY stock price supported by current annual dividend yield of 10.5%, 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 \$11.4 billion

REIT Comment



Company:	QTS Realty Trust
Price:	\$24
Recommendation:	BUY
Ranking:	2
Market Cap:	\$880
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/14/2014
QTS \$24

QTS Realty Trust QTS traded DOWN (\$0.75) per share to close DOWN (3%) day

QTS stock traded DOWN (4%) year to date for 2014, underperforming Specialty REITs, trading UP +3% for 2014

QTS stock traded UP +8% during 2013

QTS Data Center REITs trading in line with technology stocks

QTS approved to provide cloud computing service for federal agency tenants providing confidence for data center portfolio expansion

QTS reported 2013 adjusted EBITDA UP +32% on portfolio lease-up

QTS guidance for EBITDA for 2014 indicates growth UP +30% this year

QTS increased dividend distribution by 21%, now providing annual dividend yield of 4.9%

QTS a Specialty Data Center REIT with a portfolio of data centers leased to corporate telecom and government tenants

QTS we rank 2 BUY

QTS market cap \$880 million

REIT Comment



Company:	Alexandria Real Estate Equities
Price:	\$72
Recommendation:	BUY
Ranking:	2
Market Cap:	\$5,145
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/14/2014
ARE \$72

Alexandria Real Estate Equities ARE traded UP \$1.31 per share to close UP +2% day

ARE stock traded UP +14% year to date for 2014, outperforming Health Care REITs, trading UP +10% for 2014

ARE stock traded DOWN (8%) during 2013

ARE key biotechnology tenants enjoying renewed stock market enthusiasm enabling more financing activity

ARE rents on lease turnover increased UP +2% during 4Q 2013, indicating stable demand

ARE investing \$1.1 billion to develop new properties for total portfolio capacity increment of +8%

ARE no guidance provided for FFO growth for 2014

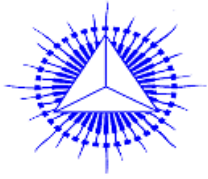
ARE increased quarterly dividend distribution by 5% for 4Q 2013, bringing current annual dividend yield to 3.8%

ARE a Health Care REIT with a portfolio of office and laboratory properties net leased to biotech and pharmaceutical tenants

ARE we rank 2 BUY

ARE market cap \$5.1 billion

REIT Comment



Company:	First Potomac Realty Trust
Price:	\$13
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$766
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/14/2014
FPO \$13

First Potomac Realty Trust FPO traded UP \$0.24 per share to close UP +2% day

FPO stock traded UP +9% year to date for 2014, outperforming Office REITs, trading UP +5% for 2014

FPO stock traded DOWN (6%) during 2013

FPO seeking to reposition portfolio to drive FFO growth, with new investment concentrated in office properties, compared to previous focus on industrial properties and business parks

FPO reported FFO for 2013 DOWN (14%) due to divestitures, while guidance for FFO for 2014 indicates decline DOWN (11%)

FPO provides current annual dividend yield of 4.8%

FPO reclassified from Industrial REIT to Office REIT effective February 2014, due to divestiture of industrial properties

FPO an Office REIT with a portfolio of commercial business park and office properties concentrated in metropolitan DC area

FPO we rank 3 HOLD

FPO market cap \$766 million

REIT Comment



Company:	DuPont Fabros Technology
Price:	\$25
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,995
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/14/2014
DFT \$25

DuPont Fabros Technology DFT traded UP\$0.78 per share to close UP +3% day

DFT stock traded DOWN (1%) year to date for 2014, underperforming Specialty REITs, trading UP +3% for 2014

DFT stock traded UP +2% during 2013

DFT Data Center REITs trading in line with technology stocks

DFT key tenants include the largest Internet websites and online service providers including Facebook, Google, Microsoft and Yahoo!, as well as managed hosting services such as Rackspace and AboveNet (providing Amazon cloud web service)

DFT guidance for FFO for 2014 conservatively indicates growth UP +21%

DFT now providing current annual dividend yield of 5.7%

DFT a Data Center REIT with a portfolio of wholesale data centers leased to key Internet portals and service providers

DFT we rank 2 BUY

DFT market cap \$2.0 billion

REIT Comment



Company:	Health Care REIT
Price:	\$62
Recommendation:	BUY
Ranking:	2
Market Cap:	\$17,872
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/15/2014
HCN \$62

Health Care REIT HCN transition for CEO role highlights management depth as former Chairman and CEO retires

HCN former Chairman, President and CEO George L Chapman retired, to continue as Senior Advisor to HCN

HCN director Thomas De Rosa appointed new CEO, to be advised by Management Committee including Scott M Brinker, EVP Investments, Scott A Estes, EVP and CFO, Charles J Herman EVP and CIO, Jeffrey H Miller, EVP of Operations, and Erin C Ibele, SVP Administration

HCN lead independent director Jeffrey H Donahue to serve as Chairman of the Board

HCN guidance for FFO for 2014 indicates UP +6%

HCN increased dividend by 4% for 2014, now providing current annual dividend yield of 5.2%

HCN a Health Care REIT with a diverse portfolio of health care and life science properties

HCN we rank 2 BUY

HCN market cap \$17.9 billion

HCN an S&P 500 Index REIT

REIT Comment



Company:	Host Hotels & Resorts
Price:	\$20
Recommendation:	BUY
Ranking:	2
Market Cap:	\$15,891
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/15/2014
HST \$20

Host Hotels & Resorts HST consumer inflation report highlights benefit of gasoline price decline contributing to positive operating environment for Hotel REITs

HST report from BLS (Bureau of Labor Statistics of US Department of Labor) analyzed components of CPI (consumer price index) to find gasoline prices DOWN (1.7%) for March 2014 from previous month, with gasoline prices DOWN (4.7%) for trailing 12 months

HST Hotel REITs, like other travel related stocks, normally trade inversely to oil prices

HST lower price of gasoline enables more spending on extra room nights and ancillary charges increasing occupancy and profitability for hotels

HST guidance for FFO for 2014 indicates growth UP +10% this year

HST increased dividend distribution by 8%, now providing annual dividend yield of 2.8%

HST a Hotel REIT with a portfolio of upscale hotels and resorts in US, Mexico, Europe and Pacific

HST we rank 2 BUY

HST market cap \$15.9 billion

HST an S&P 500 Index REIT

REIT Comment



Company:	Plum Creek Timber
Price:	\$41
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$7,005
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/15/2014
PCL \$41

Plum Creek Timber PCL news of lower than expected homebuilder confidence implies uncertainty over rate of construction of new homes

PCL report from NAHB (National Association of Home Builders) found homebuilder confidence index at 47% for April 2014, UP +1.0% from March 2014 but still DOWN from 52% for December 2013

PCL report from NAHB indicates that homebuyer traffic continues at slower rate than during last months of 2013

PCL Specialty Timber REITs rely on construction of new homes to drive demand for lumber and wood products

PCL current quarter 1Q 2014 EPS expected to decline due to lower real estate transactions

PCL 2014 harvest volume to increase due to recent \$1.1 billion acquisition of timberlands and other assets from MeadWestvaco

PCL stock price supported by current annual dividend yield of 4.3%

PCL a Specialty Timber REIT with a portfolio of timberlands and sawlog mills

PCL we rank 2 BUY

PCL market cap \$7.0 billion

PCL an S&P 500 Index REIT

REIT Comment



Company:	Simon Property Group
Price:	\$168
Recommendation:	BUY
Ranking:	2
Market Cap:	\$60,921
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/15/2014
SPG \$168

Simon Property Group SPG news of low inflation supports outlook for consumer spending growth and continued growth in retail sales

SPG report from BLS (Bureau of Labor Statistics of US Department of Labor) found CPI (consumer price index) UP +0.2% for March 2014, with trailing 12 months increase still low, UP +1.5%

SPG consumer spending growth supporting growth in retail sales reported yesterday UP +1.1% for March 2014 and UP +3.7% for latest 12 months by US Department of Commerce

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

SPG pending spin-off of smaller shopping centers in a tax free transaction for shareholders should reveal higher profitability of remaining mall portfolio

SPG increased quarterly dividend by 4%, bringing current annual dividend yield to 3.0%

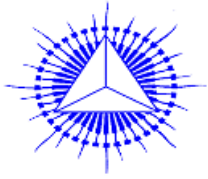
SPG a Retail REIT with a portfolio of regional malls and brand name outlet centers in US Europe and Asia

SPG we rank 2 BUY

SPG market cap \$60.9 billion

SPG an S&P 500 Index REIT

REIT Comment



Company:	Mack-Cali Realty
Price:	\$20
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$2,038
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/15/2014
CLI \$20

Mack-Cali Realty CLI announced \$38 million acquisition of residential property in Andover MA

CLI to invest to upgrade apartments and renovate common areas

CLI divesting low return office properties to focus new investment on residential properties in MA and MD, as well as new joint venture residential developments in NJ

CLI to discuss results for 1Q 2014 on April 24, 2014, with a conference call for investors scheduled at 10:00 AM

CLI recent (35%) dividend reduction reflects management disappointment over lower FFQ due to lagging rental rates for office properties

CLI provides current annual dividend yield of 5.9%

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

CLI we rank 3 HOLD

CLI market cap \$2.0 billion

REIT Comment



Company:	Regency Centers
Price:	\$51
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,744
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/15/2014
REG \$51

Regency Centers REG news of food price increases explains accelerating sales for grocery stores

REG report from BLS (Bureau of Labor Statistics of US Department of Labor) analyzed components of CPI (consumer price index) to find food prices UP +0.4% for March 2014 from previous month, with food prices UP +1.7% for trailing 12 months

REG report yesterday from US Department of Commerce found grocery sales UP+2.6% for March 2014 from previous month, demonstrating clear acceleration from February 2014 growth UP +0.2%

REG grocery stores represent 12% of total rents for REG, a higher share of rents than for other Retail REITs

REG finds best returns in grocery anchored shopping centers meeting daily needs of consumers

REG new guidance for FFO for 2014 indicates FFO growth UP +4%

REG increased dividend by 2%, bringing current annual dividend yield to 3.7%

REG a Retail REIT with a portfolio of grocery anchored shopping centers

REG we rank 2 BUY

REG market cap \$4.7 billion

REIT Comment



Company:	CyrusOne
Price:	\$20
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,284
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/15/2014
CONE \$20

CyrusOne CONE traded DOWN (\$0.36) per share to close DOWN (2%) day

CONE stock traded DOWN (11%) year to date for 2014, underperforming Specialty REITs, trading UP +3% for 2014
CONE stock traded UP +5% during 2013

CONE during April 2014 CONE began construction of a new data center in Sterling VA

CONE providing co-location services through portfolio of 25 data centers in US, as well as international locations in London and Singapore

CONE guidance for FFO for 2014 indicates growth UP +30%

CONE to discuss results for 1Q 2014 on May 7, 2014 with a conference call for investors scheduled at 5:00 PM

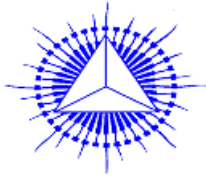
CONE increased dividend by 31% for 2014, bringing current annual dividend yield to 4.2%

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 \$1.3 billion

REIT Comment



Company:	Brandywine Realty Trust
Price:	\$14
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,302
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/15/2014
BDN \$14

Brandywine Realty Trust BDN traded UP\$0.38 per share to close UP +3% day

BDN stock traded UP +2% year to date for 2014, underperforming Office REITs, trading UP +5% for 2014

BDN stock traded UP +16% during 2013

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 expanding portfolio in metropolitan DC and other mid-Atlantic markets, as well as in TX to build on portfolio acquired from Parkway Properties PKY

BDN new CFO of BDN to discuss results for 1Q 2014 on May 1, 2014 with a conference call for investors scheduled at 9:00 AM

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

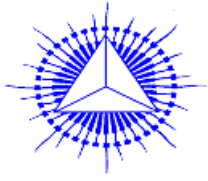
BDN stock price supported by current dividend yield of 4.2%

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

BDN we rank 2 BUY

BDN market cap \$2.3 billion

REIT Comment



Company:	DDR Corp
Price:	\$17
Recommendation:	BUY
Ranking:	2
Market Cap:	\$5,438
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/15/2014
DDR \$17

DDR Corp DDR traded UP \$0.42 per share to close UP +3% day

DDR stock traded UP +9% year to date for 2014, underperforming Retail REITs, trading UP +4% for 2014

DDR stock traded DOWN (2%) during 2013

DDR portfolio expansion, as well as rental rate increases, drive long term FFO growth for Retail REITs

DDR guidance for FFO for 2014 indicates FFO growth UP +5%, driven by recent \$1.5 billion acquisition of 30 shopping centers from Blackstone

DDR increased quarterly dividend distribution by 15%, bringing current annual dividend yield to 3.7%

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 \$5.4 billion

REIT Comment



Company:	DCT Industrial Trust
Price:	\$8
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,646
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/15/2014
DCT \$8

DCT Industrial Trust DCT traded UP \$0.18 per share to close UP +2% day

DCT stock traded UP +9% year to date for 2014, outperforming Industrial REITs, trading UP +4% for 2014

DCT stock traded UP +10% during 2013

DCT occupancy gains drive profitability improvement for Industrial REITs with portfolios of bulk distribution facilities

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

DCT to discuss results for 1Q 2014 on May 1, 2014 with a conference call for investors scheduled at 11:00 AM

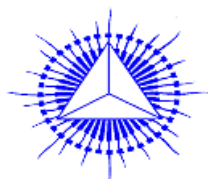
DCT stock price supported by current annual dividend yield of 3.6%

DCT an Industrial REIT with a portfolio of bulk distribution facilities

DCT we rank 2 BUY

DCT market cap \$2.6 billion

REIT Comment



Company:	Annaly Capital Management
Price:	\$11
Recommendation:	BUY
Ranking:	1
Market Cap:	\$11,370
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/16/2014
NLY \$11

Annaly Capital Management NLY slight increase in mortgage applications still indicates lower level of home purchase activity than previous year

NLY report from MBA (Mortgage Bankers Association) found mortgage applications UP +4.3% for week ended April 11, 2014

NLY mortgage applications for refinance increased UP +7%, while mortgage applications for home purchase UP +1% from previous week

NLY mortgage applications for home purchase DOWN (16%) from previous year

NLY mortgage refinance applications only 52% of total mortgage application volume

NLY report from MBA (Mortgage Bankers Association) found average interest rate on 30 year fixed rate conforming mortgage DOWN (0.9%) to 4.47%

NLY lower mortgage application volume consistent with recent report from NAR (National Association of Realtors), citing "weather disruption, tight credit, limited inventory, higher prices and higher mortgage interest rates" as reasons for decline in existing home sales for each of the past 4 months, starting December 2013

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

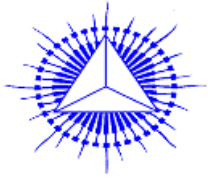
NLY stock price supported by current annual dividend yield of 10.5%, above the midpoint of the range for Financial Mortgage REITs

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

NLY we rank 1 BUY

NLY market cap \$11.4 billion

REIT Comment



Company:	Brookfield Office Properties
Price:	\$20
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$10,383
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/16/2014
BPO \$20

Brookfield Office Properties BPO more news of bank headcount reduction highlights risk of exposure to financial industry tenants for Office REITs

BPO Bank of America BAC reported total employees DOWN (9%) from previous year, while Citi reported employment DOWN (4%)

BPO similar employment reductions reported last week by JPMorgan Chase DOWN (3%) and Wells Fargo DOWN (4%)

BPO significant layoffs in bank mortgage departments, as well as Dodd Frank constraints on proprietary trading by banks, also likely to impact total demand for office space in financial centers

BPO estimates exposure to banks and other financial industry tenants at 50% of NOI, including all office properties owned in US, Canada, UK and Australia

BPO pending merger offer for BPO offers \$20.34 per share from Brookfield Property Partners LP BPY

BPO offer valued at \$5.1 billion for 49% of BPO common stock, excluding total BPO debt of \$14 billion

BPO most recent guidance for FFO for 2014 indicated decrease DOWN (10%)-(15%), due to termination of Merrill Lynch downtown NYC leases

BPO stock price supported by dividend yield of 2.8%

BPO an Office REIT with a portfolio of upscale office properties in US, Canada, UK and Australia

BPO rank 3 HOLD, pending takeover

BPO market cap \$10.4 billion

REIT Comment



Company:	Potlatch
Price:	\$38
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,534
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/16/2014
PCH \$38

Potlatch PCH news of housing starts and building permits slightly below expectations not sufficient to reverse lower trading range for Specialty Timber REITs

PCH report from HUD (US Department of Housing and Urban Development) found new housing starts UP +2.8% to annualized pace of 946,000 for March 2014 from depressed level for February 2014, but pace of housing starts DOWN (5.9%) from previous year

PCH building permits, a leading indicator of future construction, increased UP +2.4% to annualized rate of 990,000 units for March 2014, DOWN (11.2%) from previous year

PCH Specialty Timber REITs rely on new home construction to drive demand for lumber and wood products

PCH unlikely to increase harvest for southern resources segment until prices recover further

PCH reported EPS FLAT for 4Q 2013, while 2013 EBITDA increased UP +19%

PCH provides current dividend yield of 3.7%

PCH a Specialty Timber REIT with a portfolio of timberlands and sawlog mills

PCH we rank 2 BUY

PCH market cap \$1.5 billion

REIT Comment



Company:	Weyerhaeuser
Price:	\$28
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$16,351
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/14/2014
WY \$28

Weyerhaeuser WY news of housing starts and building permits indicates home construction continues at pace below 2013 level

WY report from HUD (US Department of Housing and Urban Development) found new housing starts UP +2.8% to annualized pace of 946,000 for March 2014 from depressed level for February 2014, but pace of housing starts DOWN (5.9%) from previous year

WY Specialty Timber REITs rely on new home construction to drive demand for lumber and wood products

WY pending spin-off of WRECO homebuilding operations in simultaneous merger with Tri-Pointe Homes TPH expected to take place during 2Q 2014

WY outlook for lower EPS for 1Q 2014 a result of downturn in cellulose fiber prices

WY to discuss results for 1Q 2014 next week on Friday, April 25, 2014 with a conference call for investors scheduled for 10:00 AM

WY provides current annual dividend yield of 3.2%

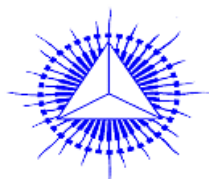
WY a Specialty Timber REIT with a portfolio of timberlands, wood and cellulose fiber manufacturing plants, and homebuilding operations

WY we rank 3 HOLD

WY market cap \$16.4 billion

WY an S&P 500 Index REIT

REIT Comment



Company:	SL Green Realty
Price:	\$102
Recommendation:	SELL
Ranking:	4
Market Cap:	\$9,915
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text
04/16/2014
SLG \$102

SL Green Realty SLG exposure to financial industry tenants should be viewed as a risk for investors in Office REITs

SLG banks continuing to reduce employment, limiting demand for office space

SLG earnings reports for 1Q 2014 from large banks indicate bank headcount DOWN (3%)-(4%) from previous year, although Bank of America BAC today reported headcount DOWN (9%) from previous year

SLG availability of bank sublets would impact rental rates in financial centers

SLG estimates exposure to banks and other financial industry tenants at 20% of NOI, with key tenant Citi representing 10% of total rents

SLG reported FFO for 2013 decreased DOWN (3%)

SLG no guidance provided for FFO for 2014

SLG to discuss results for 1Q 2014 next week on Thursday, April 24, 2014, with a conference call for investors scheduled at 2:00 PM

SLG increased dividends by 32% during 2013 and 52% for 2014 to annual rate of \$2.00 per share

SLG provides current annual dividend yield of 2.0%

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

SLG we rank 4 SELL

SLG market cap \$9.9 billion

REIT Comment



Company:	Gramercy Property Trust
Price:	\$5
Recommendation:	BUY
Ranking:	2
Market Cap:	\$362
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/16/2014
GPT \$5

Gramercy Property Trust GPT reduction in number of bank branches may impact income from legacy relationship with former key tenant Bank of America BAC

GPT today's earnings report from Bank of America BAC for 1Q 2014 indicated total number of banking centers DOWN (5%) from previous year, now DOWN (15%) from 2009

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 former GKK holdings of \$140 million portfolio of bank buildings (including 1.5 million square feet subject to 10 year lease with single tenant Bank of America) contributed to joint venture during 2013, now accounted for on equity basis

GPT joint venture with Bank of America BAC generated (\$3) million equity loss during 2013, including (\$5) million impairment on portfolio of held-for-sale assets

GPT investing to acquire portfolio of industrial assets, while continuing to manage portfolio of commercial loans, bank branches and office buildings

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

GPT new annual dividend yield 2.7%

GPT a Financial Commercial REIT

GPT we rank 2 BUY

GPT market cap \$362 million

REIT Comment



Company:	iStar Financial
Price:	\$14
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,212
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/16/2014
STAR \$14

iStar Financial STAR traded UP \$0.39 per share to close UP +3% day

STAR stock traded UP +1% year to date for 2014, outperforming Financial Commercial REITs, trading DOWN (6%) for 2014
STAR stock traded UP +75% during 2013

STAR Financial Commercial REITs trading lower on concern over fewer securitizations of non-agency loans

STAR reported operating loss for 2013 due to impairments, although non-performing loans down as percentage of loan portfolio

STAR reporting gains on sales of condominiums and foreclosed properties

STAR to discuss results for 1Q 2014 on Tuesday, April 29, 2014, with a conference call for investors scheduled at 10:00 AM

STAR has not paid dividends on common stock since 2008

STAR a Financial Commercial REIT

STAR we rank 3 HOLD

STAR market cap \$1.2 billion

REIT Comment



Company:	Host Hotels & Resorts
Price:	\$21
Recommendation:	BUY
Ranking:	2
Market Cap:	\$16,519
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/16/2014
HST \$21

Host Hotels & Resorts HST traded UP \$0.54 per share to close UP +3% day

HST stock traded UP +8% year to date for 2014 outperforming Hotel REITs, trading UP +4% for 2014

HST stock traded UP +24% during 2013

HST Hotel REIT stocks enjoying rally on lower price of oil and gasoline

HST lower price of gasoline enables more spending on extra room nights and ancillary charges increasing occupancy and profitability for hotels

HST guidance for FFO for 2014 indicates growth UP +10% this year

HST to discuss results for 1Q 2014 on May 1, 2014, with a conference call for investors scheduled at 10:00 AM

HST increased dividend distribution by 8%, now providing annual dividend yield of 2.7%

HST a Hotel REIT with a portfolio of upscale hotels and resorts in US, Mexico, Europe and Pacific

HST we rank 2 BUY

HST market cap \$16.5 billion

HST an S&P 500 Index REIT

REIT Comment



Company:	Strategic Hotels & Resorts
Price:	\$10
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$2,190
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/16/2014
BEE \$10

Strategic Hotels & Resorts BEE traded UP \$0.34 per share to close UP +3% day

BEE stock traded UP +10% year to date for 2014, outperforming Hotel REITs, trading UP +4% for 2014

BEE stock traded UP +48% for 2013

BEE to acquire remaining 50% of Fairmont Scottsdale Princess Hotel

BEE also announced pending \$208 million divestiture of Marriott London Grosvenor Square hotel

BEE slightly adjusted guidance for FFO for 2014 to reflect divestiture, still indicating growth UP +16%

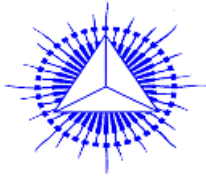
BEE has not yet restored common stock dividends

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

BEE we rank 3 HOLD

BEE market cap \$2.2 billion

REIT Comment



Company:	QTS Realty Trust
Price:	\$25
Recommendation:	BUY
Ranking:	2
Market Cap:	\$928
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/16/2014
QTS \$25

QTS Realty Trust QTS traded UP \$1.40 per share to close UP +6% day

QTS stock traded UP +2% year to date for 2014, underperforming Specialty REITs, trading UP +3% for 2014

QTS stock traded UP +8% for 2013

QTS rally for Data Center REITs follows rebound in technology stocks

QTS seeking to expand portfolio of data centers from strong base in Atlanta to include Richmond VA

QTS approved to provide cloud computing service for federal agency tenants providing confidence for data center capacity utilization

QTS reported 2013 adjusted EBITDA UP +32% on portfolio lease-up

QTS guidance for EBITDA for 2014 indicates growth UP +30% this year

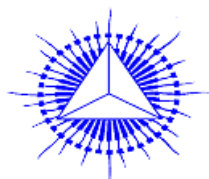
QTS increased dividend distribution by 21%, now providing annual dividend yield of 4.6%

QTS a Specialty Data Center REIT with a portfolio of data centers leased to corporate telecom and government tenants

QTS we rank 2 BUY

QTS market cap \$928 million

REIT Comment



Company:	Digital Realty Trust
Price:	\$54
Recommendation:	BUY
Ranking:	1
Market Cap:	\$7,423
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/17/2014
DLR \$54

Digital Realty Trust DLR shifting pattern of corporate technology spending endorses strategy of Data Center REITs

DLR lower global hardware sales for IBM and other computer hardware vendors indicates corporations shifting technology spending priorities to software delivered through data centers operated by service providers and owned by Data Center REITs

DLR yesterday IBM reported total revenue growth DOWN(4%), with software sales UP +2% (including cloud software revenues UP more than +50%), while total hardware sales decreased DOWN (23%)

DLR while corporations continue to maintain legacy computer mainframes and databases software applications increasingly delivered through externally managed data centers

DLR management transition with recent CEO departure caused 2014 stock price correction, providing opportunity for new investors to establish positions in largest publicly traded Data Center REIT

DLR reported core FFO growth UP +7% for 2013, while conservative guidance for FFO for 2014 indicates growth UP +3% this year

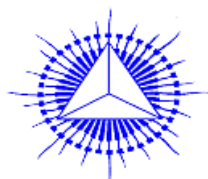
DLR increased dividend by 6%, bringing current annual dividend yield to 6.2%

DLR the largest publicly traded Data Center REIT with a portfolio of turnkey data centers and office properties

DLR we rank 1 BUY

DLR market cap \$7.4 billion

REIT Comment



Company:	DuPont Fabros Technology
Price:	\$24
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,982
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/17/2014
DLR \$24

DuPont Fabros Technology DFT news of strong growth in sales of cloud computing software a positive demand signal for Data Center REITs

DFT software vendor SAP announced cloud revenues increased UP+38% for 1Q 2014, compared to total software and service revenues UP +9%

DFT software vendor IBM announced cloud revenue increased UP more than+50% for 1Q 2014, compared to total software sales growth UP +2%

DFT CLaaS (Cloud as a Service) revenues for IBM increased to annual run rate of \$2.3 billion

DFT lower global hardware sales for IBM and other computer hardware vendors indicates corporations shifting technology spending priorities to software delivered through data centers operated by service providers and owned by Data Center REITs

DFT key tenants include the largest Internet websites and online service providers including Facebook, Google, Microsoft and Yahoo!, as well as managed hosting services such as Rackspace and AboveNet (providing Amazon cloud web service)

DFT guidance for FFO for 2014 conservatively indicates growth UP +21%

DFT now providing current annual dividend yield of 5.7%

DFT a Data Center REIT with a portfolio of wholesale data centers leased to key Internet portals and service providers

DFT we rank 2 BUY

DFT market cap \$2.0 billion

REIT Comment



Company:	Equity Residential
Price:	\$58
Recommendation:	BUY
Ranking:	2
Market Cap:	\$21,647
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/17/2014
EQR \$58

EQR Residential EQR average for weekly new unemployment claims DOWN to lowest level since 2007, a positive employment signal for Residential REITs

EQR Labor Department reported new claims for unemployment increased slightly UP+2,000 to 304,000 for week ended April 12, 2014 from revised number for previous week

EQR more stable 4 week moving average of new unemployment claims decreased DOWN (4,750) to 312,000 from revised number for previous week

EQR last week's 4 week moving average of new unemployment claims at lowest level since October 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 increased regular quarterly dividend by 25%, bringing current annual dividend yield to 3.4%

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

EQR we rank 2 BUY

EQR market cap \$21.6 billion

EQR an S&P 500 Index REIT

REIT Comment



Company:	SL Green Realty
Price:	\$103
Recommendation:	SELL
Ranking:	4
Market Cap:	\$9,969
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/17/2014
SLG \$103

SL Green Realty SLG to buy out partner on downtown NYC Citi headquarters with deal funded by loan from tenant Citi

SLG news report reveals Citi to lend \$1.45 billion to landlord SLG to enable purchase of remaining equity interest in 2.6 million square foot Citi office tower at 388 and 390 Greenwich Street in Tribeca neighborhood of NYC

SLG to acquire equity interest held by Ivanhoe Cambridge (real estate arm of Quebec bank Caisse de Depot) since 2007 at valuation of \$1.585 billion

SLG expects to monetize the Citi lease through bond offering in May 2014, to be managed by Citi, with 50% of the transaction to be completed by Barclays Wells Fargo and Bank of China

SLG Citi lease on the property extended to 2035, with Citi option to purchase from December 2017 to December 2020

SLG previously invested \$1.58 billion to acquire equity interest in the property from Citi during financial crisis in late 2007

SLG key tenant Citi now represents 10% of total rents, expected to increase following equity purchase from Ivanhoe Cambridge

SLG reported FFO for 2013 decreased DOWN (3%)

SLG no guidance provided for FFO for 2014

SLG to discuss results for 1Q 2014 next week on Thursday, April 24, 2013, with a conference call for investors scheduled at 2:00 PM

SLG increased dividends by 32% during 2013 and 52% for 2014 to annual rate of \$2.00 per share

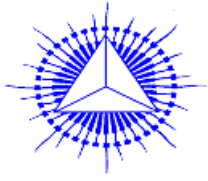
SLG provides current annual dividend yield of 2.0%

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

SLG we rank 4 SELL

SLG market cap \$10.0 billion

REIT Comment



Company:	EastGroup Properties
Price:	\$64
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,965
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/17/2014
EGP \$64

EastGroup Properties EGP 1Q 2014 \$0.82 v \$0.76 UP +8%

EGP increased guidance 2014 FFO \$3.39-\$3.49 v \$3.23 UP +5%--8%
EGP previous guidance 2014 FFO \$3.37-\$3.44 per share
EGP new guidance 2014 FFO assumes same property NOI UP +2.6%

EGP new guidance 2Q 2014 FFO \$0.83-\$0.85 v \$0.80 UP +4%--6%

EGP 1Q 2014 same property NOI UP +1.2% on cash basis
EGP 1Q 2014 portfolio leased occupancy 96%, with physical occupancy 95.1%

EGP 1Q 2014 rents on lease turnover UP +6.2% on GAAP basis and DOWN (1.9%) on cash basis

EGP 1Q 2014 began construction on 11 new developments for expected investment of \$65 million
EGP total construction pipeline \$133 million for 21 buildings to add 6% to total portfolio capacity

EGP 1Q 2014 divested 1 property in OK for \$4 million

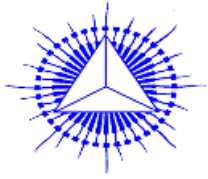
EGP provides current annual dividend yield of 3.4%

EGP an Industrial REIT with a portfolio of bulk distribution properties

EGP we rank 2 BUY

EGP market cap \$2.0 billion

REIT Comment



Company:	Realty Income
Price:	\$42
Recommendation:	BUY
Ranking:	2
Market Cap:	\$8,517
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:

04/17/2014

O \$42

Realty Income O traded UP \$0.89 per share to close DOWN (2%) day

O stock traded UP +12% year to date for 2014, outperforming Specialty REITs, trading UP +3% for 2014

O stock traded DOWN (7%) during 2013

O portfolio of net leased properties enables O to participate in growth of retail and franchised operators without overexposure to any single tenant or retail sector

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 5.2%

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

O we rank 2 BUY

O market cap \$8.5 billion

REIT Comment



Company:	Plum Creek Timber
Price:	\$43
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$7,264
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/17/2014
PCL \$43

Plum Creek Timber PCL traded UP \$1.03 per share to close UP +2% day

PCL stock traded DOWN (8%) during 2014, underperforming Specialty REITs, trading UP +3% during 2014
PCL stock traded UP +5% during 2013

PCL report this week on new home construction indicates activity at less than prior years level

PCL current quarter 1Q 2014 EPS expected to decline due to lower real estate transactions

PCL 2014 harvest volume to increase due to recent \$1.1 billion acquisition of timberlands and other assets from MeadWestvaco

PCL stock price supported by current annual dividend yield of 4.1%

PCL a Specialty Timber REIT with a portfolio of timberlands and sawlog mills

PCL we rank 2 BUY

PCL market cap \$7.3 billion

PCL an S&P 500 Index REIT

REIT Comment



Company:	Starwood Property Trust
Price:	\$23
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,534
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/17/2014
STWD \$23

Starwood Property Trust STWD traded UP \$0.23 per share to close UP +1% day

STWD stock traded DOWN (16%) during 2014, underperforming Financial Commercial REITs, trading DOWN (6%) for 2014
STWD stock traded UP +21% during 2013

STWD 2014 price decline reflects distribution of spin-off Starwood Residential Properties Trust SWAY in February 2014

STWD stock trading at premium of 6% to GAAP book value of \$21.83 per share as of 4Q 2013

STWD to discuss results for 1Q 2014 on May 6, 2014 with a conference call for investors scheduled at 10:00 AM

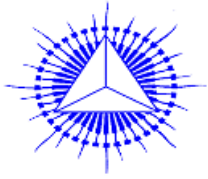
STWD increased dividend by 4%, bringing current annual dividend yield to 8.3%

STWD a Financial Commercial REIT

STWD we rank 2 BUY

STWD market cap \$4.5 billion

REIT Comment



Company:	EastGroup Properties
Price:	\$64
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,966
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
04/17/2014
EGP \$64

EastGroup Properties EGP traded unchanged today following earnings report for 1Q 2014

EGP stock traded UP +11% year to date for 2014, outperforming Industrial REITs, trading UP +4% for 2014

EGP stock traded UP +8% during 2013

EGP early today EGP reported FFO for 1Q 2014 increased UP +8%, as the first Industrial REIT to report financial results during April 2014

EGP increased guidance for FFO for 2014 to indicate growth UP +5%-+8%

EGP tight occupancy enabling improved rental rates

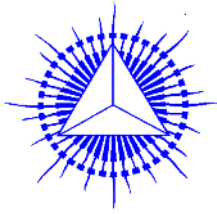
EGP investing to expand portfolio of bulk distribution facilities

EGP provides current annual dividend yield of 3.4%

EGP an Industrial REIT with a portfolio of bulk distribution properties

EGP we rank 2 BUY

EGP market cap \$2.0 billion



REIT Growth and Income Monitor posted 37 REIT comments for the week ended April 11, 2014. Comments were issued on REITs in the following sectors:

Financial REITs	5
Health Care REITs	2
Hotel REITs	3
Industrial REITs	3
Office REITs	6
Residential REITs	1
Retail REITs	5
Specialty REITs	12

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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