

REIT Growth and Income Monitor

Weekly Comments 06/17/2014

Positive performance gap for REITs narrowed to 8% year to date for 2014, as REITs outpace rally for the S&P 500 Index.

Food sales decline at groceries and food service places may impact stocks of Retail REITs with portfolios of net leased properties.

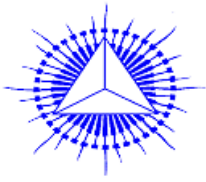
Realty Income earns more rental revenue from restaurants than from any other business type.

National Retail Properties exposure to restaurants viewed as less stable than other portfolio holdings.

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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**
06/17/2014

REIT stocks in the S&P 500 Index traded down (2%) on average for the week ended June 13, 2014, as positive performance gap narrowed to at 8% year to date for 2014. Average gain for all REITs followed by REIT Growth and Income Monitor is 11% year to date for 2014, exceeding 5% 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 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.

Slight Decline in Sales for Restaurants Highlights Retail REITs with Net Leased Properties

This week's news of lower sales at restaurants (shown as food services & drinking places on Census Bureau monthly report of sales for retail and food services) shows a decline of (0.2%) for May 2014 from the previous month, a surprise given relatively strong employment trends. Restaurants have been outperforming other retail categories year to date for 2014, up 4.1% from the previous year, so the signal is troubling. Grocery stores also show a decline of (0.2%) for May, 2014, surprising given higher food prices. This report of softer restaurant sales comes at a time when several of the large publicly traded restaurant chains are struggling, including Ruby Tuesdays, Dine Equity's Applebees and Darden's Red Lobster and Olive Garden. In the context of the full spectrum of retail sales, food service & drinking places sales decline of (0.2%) for May 2014 is not of great moment, compared to department store sales down (1.4%) for May 2014, clothing and accessories sales down (0.6%), and electronics and appliance sales down (0.3%).

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

Trading Opportunities

Large cap Retail REIT **Realty Income**, with market cap of \$9.5 billion, enjoys exceptional profitability and stability from portfolio of 4,200 net leased properties. Stock price increased 17% 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 8% for 1Q 2014, while guidance for FFO for 2014 indicates 5%-7% growth. **Realty Income** increased monthly dividends by 11% for 2013 and by 2% so far during 2014, bringing current annual dividend yield to 5.0%.

National Retail Properties, a midcap REIT with a portfolio of net leased properties, has as much exposure to restaurant tenants as **Realty Income** at 16% of total portfolio rents. Recent management comments note some concern over full service restaurants while management is seeking to add more fast food concepts to the portfolio. Stock price increased 20% year to date for 2014, following (3%) decline during 2013. FFO increased 6% for 1Q 2014, while guidance for FFO for 2014 indicates 4% growth. Dividends were increased 3% during 2013 and 2% for 2014, bringing current annual dividend yield to 4.5%.

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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	05/30/2014	06/06/2014	06/13/2014	Price Change	Price Change
American Tower	AMT	\$80	\$90	\$90	\$88	-2%	11%
Apartment Investment	AIV	\$26	\$31	\$32	\$32	1%	24%
AvalonBay Communities	AVB	\$118	\$142	\$143	\$140	-2%	18%
Boston Properties	BXP	\$100	\$121	\$122	\$117	-4%	16%
Equity Residential	EQR	\$52	\$62	\$63	\$62	-1%	19%
Essex Property Trust	ESS	\$144	\$181	\$185	\$179	-3%	25%
General Growth Properties	GGP	\$20	\$24	\$24	\$24	-3%	17%
HCP	HCP	\$36	\$42	\$42	\$41	-2%	14%
Health Care REIT	HCN	\$54	\$63	\$64	\$63	-1%	18%
Host Hotels & Resorts	HST	\$19	\$22	\$23	\$22	-3%	14%
Kimco Realty	KIM	\$20	\$23	\$23	\$23	-3%	15%
Macerich	MAC	\$59	\$66	\$68	\$65	-3%	11%
Plum Creek Timber	PCL	\$47	\$45	\$45	\$44	-2%	-5%
Prologis	PLD	\$37	\$42	\$42	\$41	-3%	11%
Public Storage	PSA	\$151	\$172	\$173	\$170	-2%	13%
Simon Property Group	SPG	\$152	\$166	\$170	\$164	-3%	8%
Ventas	VTR	\$57	\$67	\$65	\$64	-3%	11%
Vornado Realty Trust	VNO	\$89	\$107	\$108	\$105	-3%	18%
Weyerhaeuser	WY	\$32	\$31	\$31	\$31	-2%	-2%
S&P 500 Index	S&P 500	\$1,848	\$1,924	\$1,949	\$1,936	-1%	5%
Average for S&P 500 Index REITs						-2%	13%

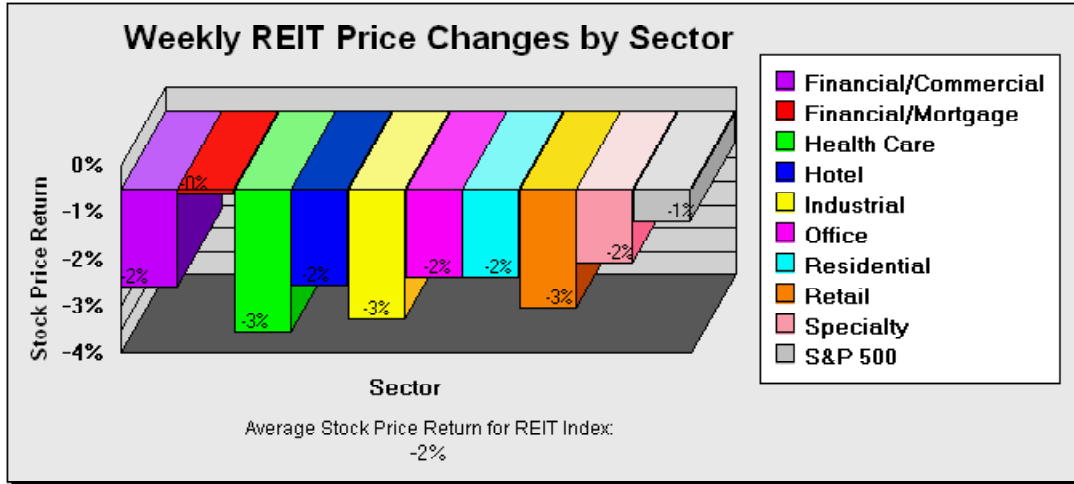
REIT stocks traded down (2%) during the second week of June, the week ended June 13, 2014. REITs underperformed the S&P 500 Index, trading down (1%) for the week, now showing 5% gain year to date for 2014. Positive performance gap for REITs narrowed to 8% year to date for 2014. REIT stocks trailed the S&P 500 Index during 2013, with average gain of 8%. 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 5% 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 24%, **AvalonBay Communities** up 18%, **Equity Residential** up 19% and **Essex Property Trust** up 25%, all reporting strong earnings results. Office REITs also demonstrated strong performance, with **Boston Properties** up 16% and **Vornado Realty Trust** up 18% year to date for 2014. **Public Storage**, up 13%, and **Prologis Inc**, up 11%, 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 18%, while **HCP** shows 14% gain and **Ventas** shows 11% gain. Retail REITs show more moderate gains, now lead by **General Growth Properties** up 17%, with **Kimco Realty** up 15% and **Macerich** up 11%. **Simon Property Group** gave up a portion of its year to date gain due to spin-off of **Washington Prime Group**, leaving the parent company up 8% year to date for 2014. **Host Hotels & Resorts**, now up 14%, recently announced higher group bookings during 2014. **American Tower** now shows 11% gain year to date 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** down (2%) year to date for 2014.

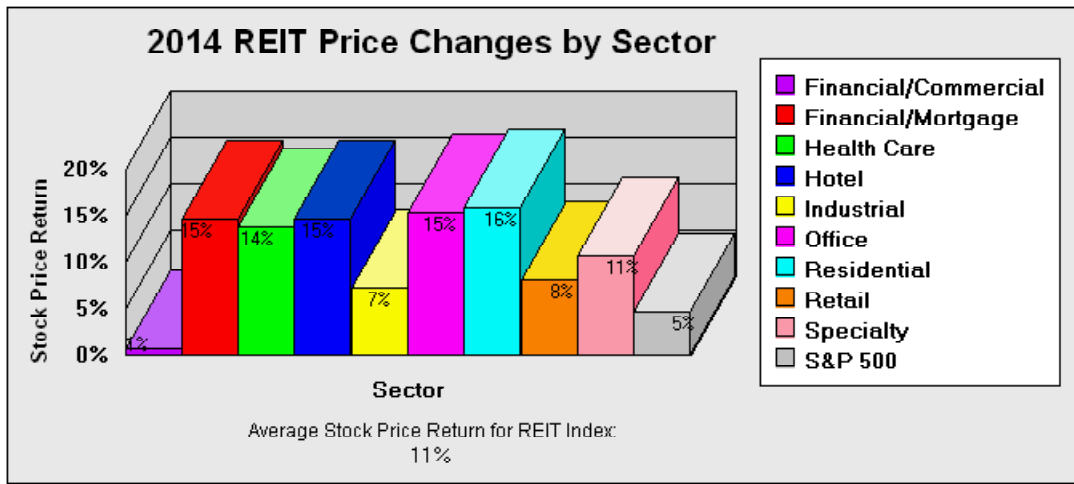
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Weekly REIT Price Changes by Sector



All REIT sectors showed lower during the second week of June, the week ended June 13, 2014. Best performance was shown by Financial Mortgage REITs, almost unchanged, while Financial Commercial REITs traded down (2%). Hotel REITs, Office REITs, Residential REITs and Specialty REITs all traded down (2%). Lagging REIT sectors were Health Care REITs, Industrial REITs and Retail REITs, all showing decline of (3%). On average, stock prices for REIT Growth and Income Monitor decreased (2%) for the week ended June 13, 2014.



Stock prices for REITs followed by REIT Growth and Income Monitor retreated to gain of 11% on average year to date for 2014, still outperforming the S&P 500 Index, now up 5% 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 Residential REITs, up 16%, due to stable employment trends and high occupancy. Financial Mortgage REITs show gain of 15%, as investors respond positively to appointment of Janet Yellen as new Federal Reserve Chairman, justifying expectations for continued low interest rates. Hotel REITs now show 15% gain year to date for 2014, as investors come to expect renewed growth in group bookings, supported by low gasoline costs. Office REITs also show 15% gain on average year to date for 2014. Health Care REITs are up 14% as the Affordable Care Act is implemented, bringing more patient volume to tenants of Health Care REITs. Specialty REITs traded up 11% year to date for 2014, supported by investor interest in Data Center REITs and Self-Storage REITs, offset by decline for Specialty Timber REITs. Retail REITs show gain of 8%, while Industrial REITs show 7% 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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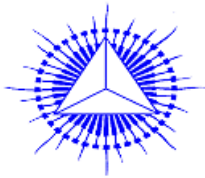


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REIT Comment



Company:	Prologis
Price:	\$42
Recommendation:	BUY
Ranking:	2
Market Cap:	\$21,254
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text
06/09/2014
PLD \$42

Prologis Inc PLD management comments at last week's NAREIT conference highlighted positive occupancy trends, supported by tight capacity

PLD projects new US demand for bulk distribution space at 200 million square feet annually, compared to 100-110 million square feet of new supply

PLD vacancy rates in US expected to continue to decline for next 2 years, driving faster rental rate increases

PLD rental rates are high enough to justify investment in new capacity in Inland Empire of CA as well as in Dallas and Houston, while in other markets more rental rate increases would be necessary before new investment is justified

PLD investing \$1.8-\$2.2 billion in new construction starts for 2014

PLD now reporting separately on portfolio rents income from management of institutional funds, and development business, in order to clarify strength of each source of revenue growth

PLD today's news of higher than expected Japan GDP growth for 1Q 2014, showing increase UP +6.7%, must be moderated by outlook for lower Japan retail sales due to new sales tax causing manufacturers to slow production for 2Q 2014

PLD Japan market represents largest PLD exposure in Asia

PLD portfolio concentration now 69% US, EU 25% and Asia 6%, while focus of development spending overweights Asia at 39% of total investment

PLD total \$23.4 billion assets under management in institutional funds enables PLD to increase market share in international markets

PLD guidance for FFO for 2014 indicates growth UP +10%

PLD increased dividend distribution by 18% for 2014, bringing current yield to 3.1%

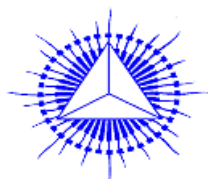
PLD an Industrial REIT with a portfolio of bulk distribution facilities in US, Europe and Asia

PLD we rank 2 BUY

PLD market cap \$21.3 billion

PLD an S&P 500 Index REIT

REIT Comment



Company:	Kimco Realty
Price:	\$23
Recommendation:	BUY
Ranking:	1
Market Cap:	\$9,643
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:

06/09/2014

KIM \$23

Kimco Realty KIM discussion of retail trends at NAREIT investor conference last week highlighted importance of normal lease turnover to maximize returns on retail assets

KIM while investors express concern over declining tenant sales for certain retailers (with concern now focused on Best Buy BBY, Sears SHLD, Staples SPLS and Office Depot OD), KIM management sees greatest opportunity to improve returns through releasing locations where leases terminated by downsizing tenants

KIM reports as much as 40% rental rate increases on turnover of leases at larger locations (more than 10,000 square feet), supported by occupancy of more than 98% on that segment

KIM small shop strip mall occupancy at 89%, expected to increase to more than 90% as economy strengthens, driving rental rate increases UP +10%

KIM blended portfolio occupancy rate strong at 94.5% as of 1Q 2014

KIM focus on acquisitions emphasizes potential for rental rate growth more than cap rate on initial investment

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%

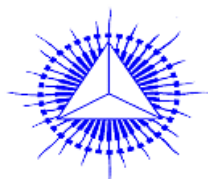
KIM a Retail REIT with a diverse portfolio of retail properties, including neighborhood and community shopping centers and big box retail, as well as grocery anchored shopping centers

KIM we rank 1 BUY

KIM market cap \$9.6 billion

KIM an S&P 500 Index REIT

REIT Comment



Company:	Tanger Factory Outlet Centers
Price:	\$36
Recommendation:	BUY
Ranking:	2
Market Cap:	\$3,613
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:

06/09/2014

SKT \$36

Tanger Factory Outlet Centers SKT management discussion at NAREIT last week highlighted growth potential through new developments despite competition in certain locations

SKT recently pulled out of development of new outlet centers in 2 US locations, Clarksburg VA and Scottsdale AZ, due to competition from other brand name outlet center developments

SKT still investing in construction of 5 new factory outlet center developments in US located in Charlotte NC, Foxwoods CT, Columbus OH, Savannah GA and Grand Rapids MI

SKT long term development of outlet centers in Canada continues through joint venture with RioCap with first Ottawa outlet center to open in 2015

SKT management comments noted that leasing is an insurmountable challenge for developers seeking to develop only 1 or 2 new locations, as 90-100 leases from different retailers are necessary to justify new outlet center investment

SKT returns are stable for established portfolio of outlet centers despite retailer turnover, as some brand names are expanding outlet center commitments while others are reducing their square footage

SKT management highlighted Gap Inc GPS as example of successful retailer relationship where Gap stores and Banana Republic brands are well represented in outlet centers while Gap is seeking to fill in with Old Navy brand in all outlet center locations

SKT portfolio occupancy strong at 97.2% as of 1Q 2014, with same property NOI UP +3.3%, despite tenant turnover

SKT guidance for FFO for 2014 indicates growth UP +3%

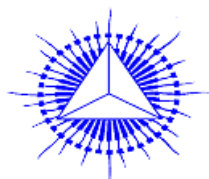
SKT recently increased dividend by 4%, bringing current annual dividend yield to 2.6%

SKT a Retail REIT with a portfolio of brand name outlet centers

SKT we rank 2 BUY

SKT market cap \$3.6 billion

REIT Comment



Company:	Rayonier
Price:	\$49
Recommendation:	SELL
Ranking:	5
Market Cap:	\$6,281
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:

06/09/2014

RYN \$49

Rayonier RYN investors should expect sudden stock price correction on pending spinoff of specialty fibers business into new non-REIT NYSE corporation Rayonier Asset Management RYAM

RYN pending distribution of Rayonier Advanced Materials RYAM to be effective June 27, 2014, with record date of June 18, 2014

RYN shareholders to receive 1 share of Rayonier Advanced Materials RYAM for 3 shares of RYN

RYN pending spin-off will detach majority of FFO from RYN, as Rayonier Asset Management RYAM contributed 41% of revenue and 60% of EBITDA for 2013

RYN pending spin-off Rayonier Advanced Materials RYAM expects operating income to decline more than (25%) during 2014, as a result of incremental competition and ramp-up of new specialty fibers capacity.

RYN management transition may prove challenging as Paul Boynton, currently CEO of RYN, will become CEO of the spin-off Rayonier Advanced Materials RYAM, while Hans Vanden Noort, long time CFO of RYN, retired last month

RYN recently appointed new CEO of RYN David Nunes brings timber industry and timber portfolio development experience from Weyerhaeuser WY and Pope Resources POPE

RYN appears capital constrained at a time when RYN must increase harvest volume in order to take advantage of expected growth in demand from homebuilders

RYN pending spin-off Rayonier Advanced Materials RYAM will carry burden of \$1.0 billion in debt, representing majority of RYN total \$1.7 billion debt

RYN outlook for dividends at Rayonier Advanced Materials RYAM is unclear as is the continuity of RYN dividend after the spin-off

RYN provides current annual dividend yield of 4.0%

RYN a Specialty Timber REIT with a portfolio of timberlands, specialty fiber and wood products operations

RYN we rank 5 SELL

RYN market cap \$6.3 billion

REIT Comment



Company:	Glimcher Realty Trust
Price:	\$11
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,615
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/09/2014
GRT \$11

Glimcher Realty Trust GRT traded DOWN (\$0.38) per share to close DOWN (3%) day

GRT stock traded UP +17% year to date for 2014, outperforming Retail REITs, trading UP +11% for 2014

GRT stock traded DOWN (16%) during 2013

GRT like other Retail REITs seeing higher rents on lease turnover, due to strong occupancy

GRT targeting 2014 divestitures of \$200-\$300 million, with expected negative FFO impact of (\$0.03)-(\$0.05) per share

GRT guidance for FFO for 2Q 2014 indicates decline DOWN (11%) due to divestitures

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

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

GRT a Retail REIT with a portfolio of regional malls

GRT we rank HOLD

GRT market cap \$1.6 billion

REIT Comment



Company:	Associated Estates Realty
Price:	\$18
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,035
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/09/2014
AEC \$18

Associated Estates Realty AEC traded DOWN (\$0.40) per share to close DOWN (2%) day

AEC stock traded UP +12% year to date for 2014, underperforming Residential REITs, trading UP +18% during 2014
AEC stock traded unchanged during 2013

AEC investors may see no takeover action in AEC stock despite shareholder request to consider sale of the company

AEC Land & Buildings claims ownership of only 1% of AEC stock

AEC with no active offer or active takeover interest, management of AEC does not need to respond unless forced by investors

AEC previous public discussions with investors on quarterly conference calls covered same issues with management expressing no interest in discussion of strategic alternatives

AEC guidance for FFO for 2014 indicates growth UP +3%

AEC provides annual dividend yield of 4.2%

AEC a Residential REIT with a diverse portfolio of apartment communities

AEC we rank 2 BUY

AEC market cap \$1.0 billion

REIT Comment



Company:	Omega Healthcare Investors
Price:	\$37
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,585
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/09/2013
OHI \$37

Omega Healthcare Investors OHI traded DOWN (\$0.68) per share to close DOWN (2%) day

OHI stock traded UP +25% year to date for 2014, outperforming Health Care REITs, trading UP +17% for 2014

OHI stock traded UP +25% during 2013

OHI renewed merger activity bringing investor attention to Health Care REITs

OHI tenants of Health Care REITs expecting to benefit from Affordable Care Act adding to insured population

OHI greatest benefit of Affordable Care Act to operators of skilled nursing facilities is expansion of Medicaid enrollees

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

OHI provides current dividend yield of 5.2%

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:	HCP
Price:	\$42
Recommendation:	BUY
Ranking:	1
Market Cap:	\$19,301
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/09/2013
HCP \$47

HCP Inc HCP traded DOWN (\$0.71) per share to close DOWN (2%) day

HCP stock traded UP +15% year to date for 2014, underperforming Health Care REITs, trading UP +17% for 2014
HCP stock traded DOWN (20%) during 2013

HCP following recent announcement of acquisition of ARC Healthcare HCT by Ventas VTR investors hope to see similar announcements of acquisitions by HCP

HCP guidance for FFO for 2014 indicates a FLAT year

HCP recently increased quarterly dividend by 4%, bringing current annual dividend yield to 5.2%

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

HCP we rank 1 BUY

HCP market cap \$19.3 billion

HCP an S&P 500 Index REIT

REIT Comment



Company:	American Tower
Price:	\$90
Recommendation:	BUY
Ranking:	2
Market Cap:	\$35,739
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
AMT \$90

American Tower AMT potential \$50 billion merger of Sprint S and T-Mobile US TMUS may drive new marketing efforts, including lower priced offer for monthly subscription

AMT rumored merger with \$40 per share offer for T-Mobile USA TMUS faces opposition from regulators seeking to preserve competition viewed as benefitting consumers

AMT Japanese wireless carrier Softbank, owner of 80% of Sprint S, seeking to acquire T-Mobile TMUS to combine with Sprint and Nextel International in bid for global market share

AMT Deutsche Telekom, largest shareholder of T-Mobile US TMUS, expected to retain 15%-20% stake in new company

AMT management estimates exposure to Nextel International and Sprint at 16% of revenue, with exposure to T-Mobile TMUS at 10% of consolidated pro forma revenues

AMT wireless carrier consolidation normally adds to revenue growth as carriers invest to add acquired subscribers to unused spectrum

AMT lower revenues from wireless carrier consolidation may occur only where merging carriers rent space on the same towers, and then only when average 7 year lease term expires or is renewed

AMT technology upgrade to LTE driving incremental investment as well as higher rents for existing customer base of wireless carriers

AMT 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 \$35.7 billion

AMT an S&P 500 Index REIT

REIT Comment



Company:	DCT Industrial Trust
Price:	\$8
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,747
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
DCT \$8

DCT Industrial Trust DCT management comments at last week's NAREIT conference highlighted trend showing increased demand from smaller tenants

DCT occupancy of largest spaces drove profitability improvement from 2010-2013, while NOI growth for 2014 and 2015 to be driven by rental increases

DCT seeing improved rents from tenants taking space of less than 25,000 square feet, a positive signal for broad economic growth

DCT supply of new properties inadequate to meet demand for bulk distribution facilities in most markets

DCT sees Dallas as temporarily overbuilt, with 14-16 million square feet under development, while Houston is close to full occupancy

DCT investing \$200 million to develop 8 new facilities now under construction or in lease-up for projected stabilized yield of 7.3%, representing 4% capacity increment

DCT acquisitions tend to be single properties in attractive markets, rather than competitive bids on \$150-\$200 million portfolios of industrial properties

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

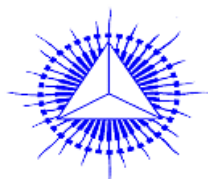
DCT stock price supported by current annual dividend yield of 3.5%

DCT an Industrial REIT with a portfolio of bulk distribution facilities

DCT we rank 2 BUY

DCT market cap \$2.7 billion

REIT Comment



Company:	DuPont Fabros Technology
Price:	\$27
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,195
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
DFT \$27

DuPont Fabros Technology DFT management comments at NAREIT conference focused on improving profitability driven by capacity expansion and leaseup of available space

DFT while rental rates for largest wholesale tenants showing little progress leases for smaller tenants showing rental rate increases UP +5% - +8%

DFT range of ROI on wholesale data centers ranges from 15% on oldest facility in Ashburn VA to 20% for newest Ashburn VA property, while Chicago showing 13% ROI and Santa Clara CA property still lagging at 10%

DFT seeing first signs of significant demand from health care operators and health care insurance companies, expecting to invest \$ billions in new cloud based patient information systems

DFT 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 indicates growth UP +28%

DFT now providing current annual dividend yield of 5.2%

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 \$2.2 billion

REIT Comment



Company:	Vornado Realty Trust
Price:	\$106
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$19,918
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
VNO \$106

Vornado Realty Trust VNO comments of CEO Steven Roth at NAREIT highlighted expected value of pending spin-off of retail properties

VNO to spin-off 81 strip shopping centers and 4 malls (total 16.1 million square feet of retail space) to new publicly traded REIT in tax-free transaction for shareholders

VNO spin-off malls include Bergen Town Center in Paramus NJ, Monmouth Mall in Easton NJ and 2 malls in Puerto Rico

VNO retail spin-off hired new CEO Jeffrey S Olson (formerly CEO of Retail REIT EquityOne EQY), with VNO CEO Roth to serve on the board of new spin-off REIT

VNO retail spin-off now contributing 10% of EBITDA to VNO

VNO decision to pursue spin-off strategy partially driven by tax considerations as legacy properties in NJ carry extremely low book value, so divestiture would have generated significant taxable gains

VNO remaining portfolio of office properties concentrated in NYC and DC

VNO rents appreciating in NYC at the most fully occupied properties, while older properties facing difficult challenge to increase rents

VNO greatest challenge is to improve occupancy at DC properties, at only 83.3% as of 1Q 2014

VNO metropolitan DC area now represents 23% of EBITDA, with NYC contributing 74%

VNO provides current annual dividend yield of 2.7%

VNO an Office REIT with a diverse portfolio of office and retail properties

VNO we rank 3 HOLD

VNO market cap \$19.4 billion

VNO an S&P 500 Index REIT

REIT Comment



Company:	Brookfield Office Properties
Price:	\$21
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$10,821
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
BPO \$20

Brookfield Office Properties BPO completed acquisition by Brookfield Property Partners LP BPY

BPO shareholders received cash and limited partnership units totaling \$20.34 per share, valuing BPO at \$27.8 billion (including \$17 billion debt, preferred equity and minority interest)

BPO total \$27.8 billion acquisition valued BPO at 48.9X annualized FFO as of 1Q 2014, above the high end of the range for other publicly traded Office REITs

BPO Brookfield Property Partners BPY a non-REIT owner of office, retail, industrial and residential assets trading on NYSE under ticker [BPY]

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

BPO largest publicly traded Office REITs now Vornado Realty Trust VNO with \$20 billion market cap, Boston Properties BXP \$18 billion market cap and SL Green Realty SLG \$10 billion market cap

BPO market cap at last trade \$10.8 billion

REIT Comment



Company:	Mack-Cali Realty
Price:	\$22
Recommendation:	SELL
Ranking:	4
Market Cap:	\$2,201
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
CLI \$22

Mack-Cali Realty CLI investing with Keystone Property Group to acquire downtown Philadelphia office property for \$125 million

CLI acquisition of Curtis Center will require significant investment for renovations and capital improvements

CLI Curtis Center an older office property situated on an entire city block, now home to anchor government tenant GSA, as well as street level retailers

CLI plans to convert 10% of total space to 90 luxury rental apartments

CLI pending \$231 million divestiture of 15 office properties to joint venture with Keystone Property Group continues strategy of portfolio restructuring

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

CLI dividend reduction will enable additional capital to be applied to portfolio restructuring by divesting low return office properties, while investing in residential properties in target markets

CLI current annual dividend yield 2.7%, 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 \$2.2 billion

REIT Comment



Company:	Macerich
Price:	\$66
Recommendation:	BUY
Ranking:	2
Market Cap:	\$9,995
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
MAC \$66

Macerich MAC management comments at NAREIT investor conference last week noted importance of maintaining mall quality to justify best rents

MAC investing in redevelopments of older malls, while diversifying portfolio with new developments for significant portfolio expansion

MAC portfolio expansion provided by \$800 million development projects, including 3 retail properties in Tysons Corner, Chicago and Niagara Falls

MAC seeing opportunities to improve rents on store closings, with rents for 1Q 2014 UP +14.8% on lease turnover

MAC expects to benefit from planned store closings by Express closing 50 of total 950 US stores

MAC considering additional outlet center developments similar to Fashion Center in Chicago although cautious over potential competition

MAC no decision on option to acquire remaining 40% of Fashion Outlets of Chicago, as option valid for another 2 years

MAC although Niagara Falls retail location seeing impact of lower Canadian currency on tenant sales, important access to lower US fuel and food prices ensures long term continuity of demand in upstate NY location

MAC guidance for FFO for 2014 indicates growth UP +2%

MAC supported by current annual dividend yield to 3.7%

MAC a Retail REIT with a portfolio of regional malls concentrated in western states

MAC we rank 2 BUY

MAC market cap \$10.0 billion

MAC an S&P 500 Index REIT

REIT Comment



Company:	First Industrial
Price:	\$19
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$2,084
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
FR \$19

First Industrial FR management comments at NAREIT investor conference highlighted new developments for portfolio expansion

FR despite portfolio concentration in southern CA, FR investing in new developments in Minneapolis, Houston and Dallas (despite total 15 million square feet of new bulk distribution development projects near Dallas airport)

FR projects 7.0% return on \$190 million new developments, with several openings scheduled for 1Q 2015 in MN, TX and CA

FR expects all new planned capacity increments to be absorbed due to lower US industry vacancy rate

FR focusing on smaller space tenants to lease remaining occupancy at distribution centers now almost fully leased

FR latest guidance for FFO for 2014 indicates growth UP +7%

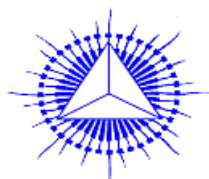
FR current annual dividend yield to 2.2%

FR an Industrial REIT with a diverse portfolio including bulk distribution, light industrial and manufacturing facilities

FR we rank 3 HOLD

FR market cap \$2.1 billion

REIT Comment



Company:	Corporate Office Properties Trust
Price:	\$28
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$2,451
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
OFC \$28

Corporate Office Properties Trust OFC latest management comments at NAREIT investor forum noted recovery in leasing demand for high tech office space from DOD contractors

OFC new certainty over DOD budget enables longer term leasing decisions by key tenants

OFC although total DOD budget to decline by(10%) to \$500 billion, portion allocated to cyber security to increase significantly

OFC location near Ft Meade MD and other military installations critical to intelligence gathering and cyber command missions, attracting contractors to nearby office locations

OFC exposure to government agency and related tenants now73% of total rents

OFC believes leases for 4-6 megawatts of data center capacity may be signed during2014

OFC management hopes to achieve 93% occupancy goal for 2015

OFC expects 2Q 2014 to be the low for quarterly FFO, as capital raised from divestitures is reinvested in property developments and renovations

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 of3.9%

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:	Post Properties
Price:	\$52
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,857
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
PPS \$52

Post Properties PPS increased quarterly dividend distribution by 11% to \$0.40 per share for 3Q 2014

PPS new annual dividend \$1.60 per share

PPS new yield 3.09%

PPS 3Q 2014 to be the 2nd consecutive quarterly dividend increase, bringing current dividend distribution rate UP +38% from 2013 total dividends of \$1.16 per share

PPS a Residential REIT with a diverse portfolio of apartment communities concentrated in southeastern states

PPS we rank 2 BUY

PPS market cap \$2.9 billion

REIT Comment



Company:	Medical Properties Trust
Price:	\$13
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,136
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
MPW \$13

Medical Properties Trust MPW traded DOWN (\$0.28) per share to close DOWN (2%) day

MPW stock traded UP +8% year to date for 2014, underperforming Health Care REIT, trading UP +17% for 2014

MPW stock traded UP +2% during 2013

MPW Health Care REITs outperforming most other REIT sectors year to date for 2014 due to expectation for tenant expansion on Affordable Care Act

MPW portfolio driven by significant acquisitions, with target of \$500 million acquisitions during 2014

MPW commitment to invest \$205 million in development of emergency room facilities highlights capital challenge faced by health care providers

MPW guidance for FFO for 2014 indicates growth UP +15%

MPW stock price supported by current yield of 6.4%

MPW a Health Care REIT with a portfolio of acute care and specialty hospitals

MPW we rank 2 BUY

MPW market cap \$2.1 billion

REIT Comment



Company:	Redwood Trust
Price:	\$19
Recommendation:	SELL
Ranking:	4
Market Cap:	\$1,633
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
RWT \$19

Redwood Trust RWT traded DOWN (\$0.35) per share to close DOWN (2%) day

RWT stock traded unchanged year to date for 2014, underperforming Financial Mortgage REITs, trading UP +15% during 2014
RWT stock traded UP +15% during 2013

RWT investor disappointment over inability of non-agency Mortgage REITs to complete securitizations

RWT pressure to maintain profitability through expansion of portfolio limits ability to invest in additional earning assets

RWT stock trading at premium of 28% to latest book value of \$15.14 per share as of March 2014

RWT stock to trade ex-dividend tomorrow

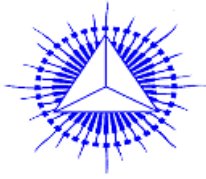
RWT provides current annual dividend yield of 5.8%, at the low end of the range for Financial Mortgage REITs

RWT a Financial Mortgage REIT with a portfolio of non-agency residential loans and securities

RWT we recently DOWNGRADED rank to 4 SELL

RWT market cap \$1.6 billion

REIT Comment



Company:	Post Properties
Price:	\$52
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,857
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
PPS \$52

Post Properties PPS stock traded UP \$0.74 per share to close UP +1% day

PPS stock traded UP +16% year to date for 2014, underperforming Residential REITs, trading UP +18% for 2014

PPS stock traded DOWN (9%) during 2013

PPS Residential REITs reporting strong FFO growth, driven by high occupancy and rental rate increases

PPS metropolitan DC area, where new supply is impacting rental rates, represents 18% of total same property NOI

PPS investing \$261 million in 5 development communities for 7% portfolio expansion

PPS plans to divest 3 apartment communities for \$300 million during 2014

PPS increased dividend by another 11% in second consecutive quarterly dividend increase, bringing current dividend yield to 3.1%

PPS a Residential REIT with a diverse portfolio of apartment communities concentrated in southeastern states

PPS we rank 2 BUY

PPS market cap \$2.9 billion

REIT Comment



Company:	National Health Investors
Price:	\$62
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,861
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/10/2014
NHI \$62

National Health Investors NHI traded DOWN (\$1.12) per share to close DOWN (2%) day

NHI stock traded UP +11% year to date for 2014, underperforming Health Care REITs, trading UP +17% for 2014

NHI stock traded DOWN (1%) during 2013

NHI recently announced \$12 million acquisition of skilled nursing property in Sacramento CA

NHI Bickford joint venture to own senior housing assets expected to add as much as 6% to NOI for 2014

NHI owns a diversified Health Care REIT portfolio, with revenue contribution 54% skilled nursing facilities, 41% senior housing, 4% hospitals, and 1% medical office buildings and other assets

NHI guidance for FFO for 2014 indicates growth UP +18% due to 2013 acquisitions

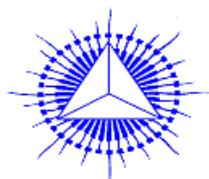
NHI increased dividend distribution by 5% during 2014, bringing current annual dividend yield to 4.9%

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

NHI we rank 2 BUY

NHI market cap \$1.9 billion

REIT Comment



Company:	Annaly Capital Management
Price:	\$12
Recommendation:	BUY
Ranking:	1
Market Cap:	\$11,490
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
NLY \$12

Annaly Capital Management NLY strong growth in mortgage application volume indicates normal seasonal surge from home buyers

NLY report from MBA (Mortgage Bankers Association) found mortgage applications increased UP +22% for week ended June 6, 2014 from previous week, including Memorial Day holiday

NLY mortgage applications for refinance increased UP +11%, while mortgage applications for home purchase increased UP +19%

NLY mortgage applications for home purchase still DOWN (13%) from previous year

NLY mortgage refinance applications 54% 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 +0.08% to 4.34%

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

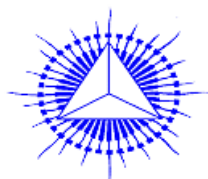
NLY stock price supported by current annual dividend yield of 10.4%, near the midpoint of the range for Financial Mortgage REITs

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

NLY we rank 1 BUY

NLY market cap \$11.5 billion

REIT Comment



Company:	Prologis
Price:	\$41
Recommendation:	BUY
Ranking:	2
Market Cap:	\$20,725
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:

06/11/2014

PLD \$41

Prologis Inc PLD latest forecast for global economic growth from World Bank indicates important shift to faster growth for high income nations, while expectations for developing nations downgraded

PLD downward adjustment due to "bad weather in US, Ukraine crisis, rebalancing in China, political strife (Thailand, Syria, Africa) slow progress on structural reform and capacity constraints"

PLD World Bank indicates global real GDP growth UP +2.8% for 2014, accelerating to UP +3.4% for 2015 and UP +3.5% for 2016

PLD forecast for US GDP growth for 2014 lowered to UP +2.1% from previous forecast UP +2.8%, accelerating to UP +3.0% for both 2015 and 2016

PLD forecast for EU real GDP growth UP +1.1% for 2014, increasing to UP +1.8% for 2015 and UP +1.9% for 2016

PLD forecast for Japan indicates real GDP growth UP +1.3% for 2014, holding steady UP +1.3% for 2015, to increase UP +1.5% for 2016

PLD forecast for developing countries real GDP decreased to UP +4.8% for 2014 from previous projection UP +5.3%, expected to rebound to UP +5.4% for 2015 and UP +5.5% for 2016

PLD forecast for China GDP (included with developing nations) maintained at UP +7.6% for 2014, expected to gradually decline to UP +7.4% by 2016

PLD Industrial REITs with portfolios of bulk distribution facilities benefit from growth of global economy

PLD portfolio concentration now 69% US, EU 25% and Asia 6%, while focus of development spending overweights Asia at 39% of total investment

PLD total \$23.4 billion assets under management in institutional funds enables PLD to increase market share in international markets

PLD guidance for FFO for 2014 indicates growth UP +10%

PLD increased dividend distribution by 18% for 2014, bringing current yield to 3.2%

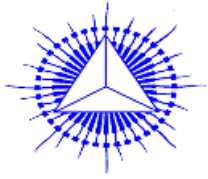
PLD an Industrial REIT with a portfolio of bulk distribution facilities in US, Europe and Asia

PLD we rank 2 BUY

PLD market cap \$20.7 billion

PLD an S&P 500 Index REIT

REIT Comment



Company:	Regency Centers
Price:	\$54
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,967
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
REG \$54

Regency Centers REG possible bankruptcy of RadioShack RSH unlikely to impact Retail REITs with grocery anchored and strip shopping centers

REG RadioShack announced 9th consecutive quarterly loss, with same store sales DOWN (14%) for quarter ended May 3, 2014

REG RadioShack RSH announced plans to close 200 stores per year for next 3 years

REG some investors now anticipate bankruptcy filing for RadioShack RSH by 2015

REG RadioShack RSH not a significant tenant for any Retail REIT, as stores are small, with older leases at low rental rates

REG opportunity to re-tenant small shop space a frequent challenge for Retail REITs, with any new tenant likely to pay much higher rent than previous tenant

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%

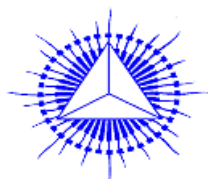
REG provides current annual dividend yield of 3.5%

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

REG we rank 2 BUY

REG market cap \$5.0 billion

REIT Comment



Company:	Plum Creek Timber
Price:	\$44
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$7,567
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
PCL \$44

Plum Creek Timber PCL management comments at NAREIT investor conference noted potential for new export markets

PCL seeing incremental export demand for pellets (manufactured from low cost pulpwood) to utilities located in UK and EU, where pellets to be burned as replacement for soft coal

PCL environmental benefits for switch to pellets as a "green fuel" supported by tax benefits in UK and EU

PCL management indicated long term potential for incremental \$50 million annual cash flow as pellet burning conversion takes effect in EU

PCL also seeking to sell lower cost southern yellow pine to Chinese buyers as capacity constraints in Russia and New Zealand prevent China's normal trading partners from meeting growth in demand for lumber for wooden pallets from Chinese manufacturers

PCL optimistically projecting US housing starts of 1.4 million for 2014, still below "normal" build of 1.5-1.6 million new US homes annually

PCL results for 1Q 2014 impacted by (\$40) million abnormal costs relating to bad weather, impacting harvest and lumber production

PCL recent \$1.1 billion acquisition of 500,000 acres of timberlands and other assets from MeadWestvaco provides productive timberlands to supplement PCL harvest volume

PCL seeing 4% ROI on share repurchase, viewed as more immediately beneficial to shareholders than 3% ROI on timberland acquisitions, where capital investment is always required

PCL stock price supported by current annual dividend yield of 4.0%

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

PCL we rank 3 HOLD

PCL market cap \$7.6 billion

PCL an S&P 500 Index REIT

REIT Comment



Company:	Health Care REIT
Price:	\$63
Recommendation:	BUY
Ranking:	2
Market Cap:	\$18,213
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
HCN \$63

Health Care REIT HCN management presentation at NAREIT conference highlighted importance of capital in maintaining REIT dominance in health care property investment

HCN recent completion of \$1.0 billion equity offering funds pipeline of pending acquisitions and investments for 2014

HCN health care industry institutions including most well known university based hospitals and publicly funded institutions seeing traditional sources of capital (including NIH and tax-advantaged municipal and state financings) no longer available, making both legacy properties and new developments available for Health Care REIT investing

HCN relies on partnerships with health care operators to drive significant investment opportunities

HCN portfolio now includes international exposure, with US representing 88% of portfolio, UK 7% and Canada 5%

HCN seeing interest from international investors for US investments, giving example of 1Q 2014 joint venture investment with Public Sector Pension Investment Board of Canada for 47% equity stake in 10 high end independent living properties managed by Senior Resource Group in southwestern US

HCN portfolio stability is exceptional, with consistent same property NOI growth UP +3.9%

HCN recently increased guidance for FFO for 2014 to indicate growth UP +8%

HCN providing current annual dividend yield of 5.1%

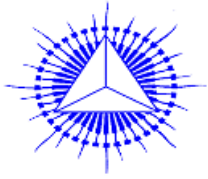
HCN a Health Care REIT with a diverse portfolio of health care and life science properties

HCN we rank 2 BUY

HCN market cap \$18.2 billion

HCN an S&P 500 Index REIT

REIT Comment



Company:	Simon Property Group
Price:	\$166
Recommendation:	BUY
Ranking:	2
Market Cap:	\$60,052
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
SPG \$166

Simon Property Group SPG management comments at NAREIT conference highlighted importance of consumer spending to maintain tenant sales for Retail REITs

SPG recent spin-off of Washington Prime Group WPG will reveal both higher tenant sales and improved sales trends for remaining regional malls in SPG portfolio

SPG CEO Dave Simon believes 1Q 2014 economic contraction impacted consumers significantly, making consumers very cautious during all of 2014

SPG characterized 29% joint venture investment with Klepierre SA, in France during 2012 as exceptionally successful, now valued at \$2.6 billion, compared to \$2.0 billion investment in 1Q 2012

SPG Klepierre portfolio concentrated 50% in France and Belgium, 25% Scandinavia, and 25% southern and eastern Europe

SPG CEO personally involved in lobbying by retailers to apply state sales taxes to Internet retailers

SPG seeing limited demand from on-line retailers for in-store locations as promotional attempt to reach consumers, with small spaces being taken in approach similar to catalog retailers

SPG expects to maintain dividend at current rate following recent spin-off of Washington Prime Group WPG

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

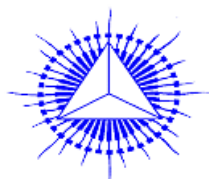
SPG a Retail REIT with a portfolio of regional malls and brand name outlet centers in US Europe and Asia

SPG we rank 2 BUY

SPG market cap \$60.1 billion

SPG an S&P 500 Index REIT

REIT Comment



Company:	Equity Residential
Price:	\$61
Recommendation:	BUY
Ranking:	2
Market Cap:	\$22,629
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
EQR \$61

Equity Residential EQR management comments at NAREIT conference highlighted trend for lower apartment turnover, as apartment dwellers resist opportunity for home ownership

EQR apartment residents prefer high density urban living with most showing little interest in either home ownership or single family home rentals

EQR prices of single family homes have appreciated, making affordability of home purchase a challenge for most apartment dwellers

EQR comments on individual markets included DC (showing no growth in new rents while rents on renewal leases are up more than 3.0%) and New York City (seeing little impact from recent apartment openings, while occupancy at more than 97% keeps renewed rents at high end of range for EQR, up more than 4.0%)

EQR pipeline of new developments unusually large due to developments acquired from Archstone with \$800 million to be invested for 2014 and \$700 million for 2015, with less than \$500 million planned for 2016

EQR funding new developments with divestitures and free cash flow without going to equity markets for financing

EQR expects current high occupancies in most markets to continue at least through end of 2015 before impacted by new apartment supply

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

EQR stock price supported by current annual dividend yield of 3.3%

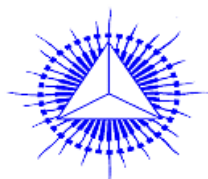
EQR the largest publicly traded Residential REIT with a diverse portfolio of apartment communities

EQR we rank 2 BUY

EQR market cap \$22.6 billion

EQR an S&P 500 Index REIT

REIT Comment



Company:	DuPont Fabros Technology
Price:	\$26
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,151
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
DFT \$26

DuPont Fabros Technology DFT traded DOWN (\$0.46) to close DOWN (2%) day

DFT stock traded UP +7% year to date for 2014, underperforming Specialty REITs, trading UP +13% for 2014
DFT stock traded UP +2% during 2013

DFT announced opening of Phase IIA of SC1 data center in Santa Clara CA with 9.1 million megawatts of power, now 77% leased

DFT commencing development of Phase IIB in Santa Clara CA, with an incremental 9.1 million megawatts of power, as well as Phase I of CH2 data center in Elk Grove Village IL, with total 7.1 million megawatts of power

DFT like other Data Center REITs seeing strong investor interest in rapid growth potential for mobile Internet connectivity, cloud services and big data applications

DFT 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 to indicate growth UP +28%

DFT now providing current annual dividend yield of 5.3%

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 \$2.2 billion

REIT Comment



Company:	QTS Realty Trust
Price:	\$29
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,062
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
QTS \$29

QTS Realty Trust QTS traded DOWN (\$0.42) per share to close DOWN (1%) day

QTS stock traded UP +16% year to date for 2014, outperforming Specialty REITs, trading UP +13% for 2014

QTS stock traded UP +8% during 2013

QTS like other Data Center REITs seeing strong investor interest in rapid growth potential for mobile Internet connectivity, cloud services and big data applications

QTS reporting ROA of more than 15% on new investments, with portfolio expansion justified by existing clients, representing 60% of new leases

QTS opportunity to provide cloud services to federal agency tenants may provide significant long term growth

QTS guidance for FFO for 2014 indicates growth UP +40%

QTS increased dividend distribution by 21%, now providing annual dividend yield of 4.0%

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 \$1.1 billion

REIT Comment



Company:	Ashford Hospitality Prime
Price:	\$17
Recommendation:	BUY
Ranking:	2
Market Cap:	\$424
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
AHP \$17

Ashford Hospitality Prime AHP traded UP \$0.28 per share to close UP +2% day

AHP stock traded DOWN (6%) year to date for 2014, underperforming Hotel REITs, trading UP +10% for 2014

AHP stock traded DOWN (18%) during 2013 from date of spin-off from Ashford Hospitality Trust AHT in November 2013

AHP underperformance year to date for 2014 may relate to lack of liquidity in the stock

AHP capital raised in 2014 stock offering funded recent acquisitions of Pier House Resort from Ashford Hospitality Trust AHT, as well as \$153 million acquisition of Sofitel Chicago Water Tower

AHP portfolio expansion through acquisitions provides upside for investors seeking to invest in a quality group of stable hotel properties

AHP initial quarterly dividend of \$0.05 per share exceeded previous indications

AHP provides current annual dividend yield of 1.2%

AHP a Hotel REIT

AHP we rank 2 BUY

AHP market cap \$424 million

REIT Comment



Company:	Brandywine Realty Trust
Price:	\$16
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,484
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
BDN \$16

Brandywine Realty Trust BDN traded UP\$0.14 per share to close UP +1% day

BDN stock traded UP +10% year to date for 2014, underperforming Office REITs, trading UP +17% for 2014

BDN stock traded UP +16% during 2013

BDN investments in new developments in downtown Philadelphia revitalizing BDN portfolio with higher average rents

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 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 \$2.5 billion

REIT Comment



Company:	Equity Residential
Price:	\$61
Recommendation:	BUY
Ranking:	2
Market Cap:	\$22,699
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/12/2014
EQR \$61

Equity Residential EQR slight increase for new unemployment claims still indicates positive employment trends supporting Residential REITs

EQR Labor Department reported new claims for unemployment increased UP+4,000 to 317,000 for week ended June 7, 2014 from revised number for previous week

EQR more stable 4 week moving average of new unemployment claims increased slightly UP +4,750 to 315,000 from revised number for previous week

EQR Labor Department report indicates total insured unemployment rate at lowest level since November 24, 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 3.3%

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

EQR we rank 2 BUY

EQR market cap \$22.7 billion

EQR an S&P 500 Index REIT

REIT Comment



Company:	Host Hotels & Resorts
Price:	\$22
Recommendation:	BUY
Ranking:	2
Market Cap:	\$17,572
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/12/2014
HST \$22

Host Hotels & Resorts HST temporary increase in oil prices unlikely to impact Hotel REITs

HST news of sudden spike in oil prices a result of fighting in Iraq near oil fields

HST production by OPEC may be increased on a short term basis to offset any disruption in Iraq production of 3.0 million barrels per day

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

HST guidance for FFO for 2014 indicates growth UP +11%

HST providing annual dividend yield of 2.5%

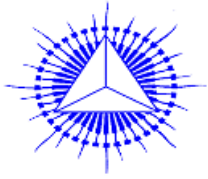
HST a Hotel REIT with a portfolio of upscale hotels and resorts in US, Mexico, Europe and Pacific

HST we rank 2 BUY

HST market cap \$17.6 billion

HST an S&P 500 Index REIT

REIT Comment



Company:	General Growth Properties
Price:	\$23
Recommendation:	BUY
Ranking:	2
Market Cap:	\$22,688
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/12/2014
GGP \$23

General Growth Properties GGP news of slow growth in retail sales indicates cautious mood among consumers

GGP report from US Census Bureau of US Department of Commerce found total retail and food services sales UP +0.3% for May 2014 from previous month, indicating slowdown continues

GGP US retail and food service sales UP +4.3% for May 2014 compared to previous year

GGP outlook for Retail REITs remains positive so long as employment trends support personal income growth

GGP guidance for FFO for 2014 indicates growth UP +12%-+14%

GGP provides current yield of 2.6%

GGP a Retail REIT with a portfolio of regional malls

GGP we rank 2 BUY

GGP market cap \$22.7 billion

GGP an S&P 500 Index REIT

REIT Comment



Company:	DDR Corp
Price:	\$17
Recommendation:	BUY
Ranking:	2
Market Cap:	\$5,594
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/12/2014
DDR \$17

DDR Corp DDR announced a new joint venture with Blackstone affiliate for \$1.98 billion acquisition of shopping centers from American Realty Capital Properties ARCP

DDR portfolio to be acquired includes 76 shopping centers with 16.4 million square feet of retail space located in Los Angeles, Houston, Denver, Chicago, Atlanta, DC and Phoenix

DDR to own 5% of equity in the joint venture and will invest \$300 million for preferred equity at 8.5% return

DDR to provide leasing and management services to acquired properties

DDR to have right of first offer to acquire 10 of the properties

DDR recently completed \$1.5 billion acquisition of 30 shopping centers from Blackstone real estate funds

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

DDR provides current annual dividend yield to 3.6%

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 \$5.6 billion

REIT Comment



Company:	Regency Centers
Price:	\$54
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,951
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
REG \$54

Regency Centers REG slower sales at grocery stores reported for May2014

REG report from US Census Bureau of US Department of Commerce showed US retail sales at grocery stores DOWN (0.2%) for May 2014 from previous month

REG report shows retail sales at grocery stores UP +1.3% for May 2014 from previous year, while year to date growth UP +2.2% shows slowing trend

REG rents paid by tenants of Retail REITs not sensitive to tenant sales

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 provides current annual dividend yield of 3.5%

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

REG we rank 2 BUY

REG market cap \$5.0 billion

REIT Comment



Company:	National Retail Properties
Price:	\$36
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,377
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/11/2014
NNN \$36

National Retail Properties NNN report of slowing trend for food service sales demonstrates variability in monthly sales trends for retail tenants

NNN report from US Census Bureau of US Department of Commerce showed retail sales at food services and drinking places DOWN (0.2%) for May 2014 from previous month

NNN retail sales at food services and drinking places UP +4.1% for May 2014 from previous year, while year to date increase UP +3.7% shows slowing trend

NNN restaurants represent 15% of total net rents for NNN

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 4.6%

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

NNN we rank 2 BUY

NNN market cap \$4.4 billion

REIT Comment



Company:	Extra Space Storage
Price:	\$53
Recommendation:	BUY
Ranking:	2
Market Cap:	\$6,093
Link:	http://www.reitmonitor.net/atlantis/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/12/2014
EXR \$53

Extra Space Storage EXR increased quarterly dividend distribution by 18% to \$0.47 per share for 2Q 2014

EXR new annual dividend \$1.88 per share

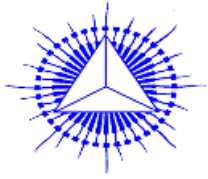
EXR new yield of 3.5%

EXR a Specialty REIT with a portfolio of self-storage properties concentrated in east coast states

EXR we rank 2 BUY

EXR market cap \$6.1 billion

REIT Comment



Company:	Omega Healthcare Investors
Price:	\$36
Recommendation:	BUY
Ranking:	2
Market Cap:	\$4,478
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/12/2014
OHI \$36

Omega Healthcare Investors OHI increased quarterly dividend distribution by 2% to \$0.50 per share for 2Q 2014

OHI increased quarterly dividend distribution for 6 consecutive quarters

OHI new annual dividend \$2.00 per share

OHI new yield 5.5%

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

OHI we rank 2 BUY

OHI market cap \$4.5 billion

REIT Comment



Company:	DDR Corp
Price:	\$17
Recommendation:	BUY
Ranking:	2
Market Cap:	\$5,594
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/12/2014
DDR \$17

DDR Corp DDR management comments at NAREIT conference last week highlighted robust demand from "big box" power center retailers

DDR despite turnover of weaker stores by large retailers including consumer electronics and office supply tenants, rents showing good growth on re-tenanting of power centers

DDR key power center tenants not motivated by lower rents as presence at the best locations is always the priority

DDR now prefers to develop new power centers rather than to acquire as cap rate compression limits returns on mature properties

DDR adding to portfolio expansion through repurchase of joint venture interests

DDR today's announcement of pending \$1.98 billion Blackstone joint venture acquisition of retail assets from American Realty Capital Properties ARCP in line with this 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 3.6%

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 \$5.6 billion

REIT Comment



Company:	CoreSite Realty
Price:	\$32
Recommendation:	BUY
Ranking:	2
Market Cap:	\$695
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/12/2014
COR \$32

CoreSite Realty COR traded DOWN (\$0.75) per share to close DOWN (2%) day

COR stock traded DOWN (4%) year to date for 2014, underperforming Specialty REITs, trading UP +13% for 2014
COR stock traded UP +19% during 2013

COR recent comments by managements of Data Center REITs highlighted strong demand growth of recent months, with leases signed by both new and existing customers at rates comparable to previous rents

COR built and acquired a portfolio of 14 data centers since spin-off from Carlyle Group and IPO in 2010

COR guidance for FFO for 2014 indicates growth UP +10%-+15% this year

COR provides current annual dividend yield of 4.3%

COR a Specialty Data Center REIT with a portfolio of data centers in 8 US cities

COR we rank 2 BUY

COR market cap \$700 million

REIT Comment



Company:	iStar Financial
Price:	\$14
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,201
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/12/2014
SFI \$14

iStar Financial STAR traded DOWN (\$0.29) per share to close DOWN (2%) day

STAR stock traded UP +1% year to date for 2014, underperforming Financial Commercial REITs, trading UP +3% for 2014
STAR stock traded UP +75% during 2013

STAR hedge funds reporting "passive investments" in STAR include Loomis Sayles with 12% and Apollo Management with 7% ownership stakes

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 \$1.2 billion

REIT Comment



Company:	Select Income REIT
Price:	\$29
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,425
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/12/2014
SIR \$29

Select Income REIT SIR traded UP \$0.26 per share to close UP +1%

SIR stock traded UP +7% year to date for 2014, underperforming Industrial REITs, trading UP +10% for 2014

SIR stock traded UP +8% during 2013

SIR received public letter from unhappy shareholder Anthony Bozza Managing Partner of Lakewood Capital Management, claiming 6% ownership of SIR

SIR Lakewood Capital Management alleges egregious violations of corporate governance norms in last year. particularly since Commonwealth REIT CWH lost proxy battle over board of directors

SIR Lakewood Capital Management estimates SIR valued at discount of(30%) to peers as a result of management issues

SIR new management of CWH, including Sam Zell of Equity Group International new CEO of CWH, appears to have conflict of interest over certain SIR leases at industrial properties in HI

SIR although letter from Lakewood Capital Management does not indicate plans to seek a change of control at SIR, Icahn-backed investors now in charge of CWH may seek to exploit this situation to their advantage, in opposition to interests of other SIR shareholders

SIR Commonwealth REIT CWH holdings of remaining 44% stake in SIR now reported under equity method of accounting by CWH

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

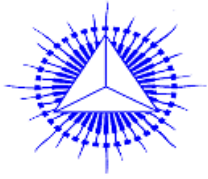
SIR provides current annual dividend yield to 6.7%

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:	LaSalle Hotel Properties
Price:	\$34
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$3,461
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/12/2014
LHO \$34

LaSalle Hotel Properties LHO stock traded DOWN (\$0.52) per share to close DOWN (2%) day

LHO stock traded UP +10% year to date for 2014, underperforming Hotel REITs, trading UP +17% for 2014

LHO stock traded UP +22% during 2013

LHO stock impacted by news of spike in oil prices, like other Hotel REITs and all travel related stocks

LHO announced pending disposition of Hilton Alexandria Old Town for \$93 million in transaction expected to close during 2Q 2014

LHO buyer undisclosed for pending hotel divestiture

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

LHO recently increased dividend by 34%, bringing new yield to 4.4%, at the upper end of the range for Hotel REITs

LHO a Hotel REIT

LHO we rank 3 HOLD

LHO market cap \$3.5 billion

REIT Comment



Company:	Potlatch
Price:	\$40
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,645
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/13/2014
PCH \$40

Potlatch PCH management comments at NAREIT conference last week included analysis of current market trends and regulatory issues

PCH housing starts still far below normal level, keeping current harvest volume at a comfortable level to preserve resources

PCH lumber prices showing normal seasonal downturn but inventories sufficiently low to keep lumber prices in relatively narrow range

PCH seeing increased potential for pulpwood pricing due to number of new pellet manufacturing plants recently built in southern US to produce "green energy" export to UK and EU utilities

PCH management believes proposal to eliminate capital gains treatment for timber sales by Specialty Timber REITs unlikely to gain traction during election years

PCH hopes to monetize carbon tax credit from timber harvest with current efforts to enter "cap and trade" market for environmental tax credits

PCH guidance 2014 harvest 3.8 million tons UP +3%

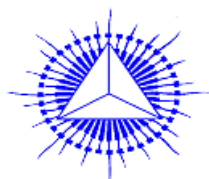
PCH provides current dividend yield of 3.5%

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

PCH we rank 2 BUY

PCH market cap \$1.6 billion

REIT Comment



Company:	Liberty Property Trust
Price:	\$38
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$5,702
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/13/2014
LPT \$38

Liberty Property Trust LPT management comments at NAREIT investor forum highlighted reasons for strategic decision to divest office properties to concentrate portfolio in industrial assets

LPT sees significant negative trend for office demand, with lower space allocated per employee as a result of technology trends

LPT new work practices eliminate large desks and file drawers with "paperless office", while computer network rooms eliminated by cloud computing trends

LPT in contrast, technology favoring demand for industrial space as a result of e-commerce trends

LPT seeing incremental demand for "build-to-suit" fulfillment centers required by online retailers including Amazon and others

LPT development of new industrial properties inadequate to meet current demand leading to high occupancy and rapid fill-up of newest industrial properties

LPT reports "aggressive pricing" on acquisitions of industrial properties (as low as 5.3X cap rate on recent deals in TX and FL), making it more attractive to build new properties than tie up capital with aging locations

LPT development pipeline \$1.7 billion, including \$400 million owned and \$1.3 billion joint venture investments

LPT guidance for FFO for 2014 indicates a FLAT year, due to transition to industrial concentration

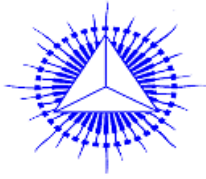
LPT provides current annual dividend yield of 5.0%

LPT reclassified as an Industrial REIT with a diverse portfolio of industrial office and flex properties

LPT we rank 3 HOLD

LPT market cap \$5.7 billion

REIT Comment



Company:	MAA
Price:	\$71
Recommendation:	BUY
Ranking:	2
Market Cap:	\$5,602
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/13/2014
MAA \$71

MAA management comments at last week's NAREIT conference noted strong demand for apartments, supported by employment growth

MAA rental rate growth still ahead of management's expectations, with rents on new leases UP +4.0% for May 2014, while renewed leases show rents UP +5.0%

MAA recent merger with Colonial Properties Trust CLP makes MAA a "full cycle performer", adding development pipeline to established portfolio

MAA best known for opportunistic acquisitions of quality properties in suburban locations

MAA assuming \$200-300 million acquisitions for 2014

MAA unconcerned over turnover related to home purchase or rental of single family homes

MAA analysis shows apartment turnover for home purchase DOWN at 17% of total turnover, while departure for single family home rentals UP +1% to only 4% of total turnover

MAA may decide to divest properties in secondary and tertiary markets to accelerate portfolio concentration in newer properties

MAA guidance for FFO for 2014 indicates growth UP +2%

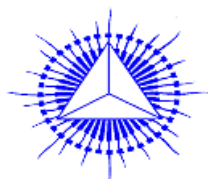
MAA provides current dividend yield of 4.1%

MAA a Residential REIT with a portfolio of apartment communities in southern and midwestern states

MAA we rank 2 BUY

MAA market cap \$5.6 billion

REIT Comment



Company:	Prologis
Price:	\$41
Recommendation:	BUY
Ranking:	2
Market Cap:	\$20,634
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:

06/13/2014

PLD \$41

Prologis Inc PLD news of decline in PPI (producer price index) may explain slight decline in air freight volume for recent months

PLD report from Labor Department showed PPI (producer price index) DOWN (0.2%) for May 2014 from previous month, although still UP +2.0% from previous year

PLD latest report of air traffic volume from IATA (International Air Transport Association) showed slowing trend for April 2014, with total global FTK (freight ton kilometers) UP +3.2% from previous year, demonstrating slowdown from UP +4.2% year to date for 2014

PLD negative PPI change indicates less near term demand for air freight shipments as price increases stimulate orders, forcing buyer decisions to add to inventories in order to lock in prices before additional price increments take effect

PLD Industrial REITs with portfolios of bulk distribution facilities see greatest benefit from retail sales trends, while changes to wholesale prices have less impact on rental decisions

PLD management sees consistent demand for bulk distribution space driven by growth in global trade, consumption and e-commerce

PLD guidance for FFO for 2014 indicates growth UP +7% - +10%

PLD increased dividend distribution by 18% for 2014, bringing current yield to 3.2%

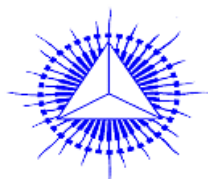
PLD an Industrial REIT with a portfolio of bulk distribution facilities in US, Europe and Asia

PLD we rank 2 BUY

PLD market cap \$20.6 billion

PLD an S&P 500 Index REIT

REIT Comment



Company:	Redwood Trust
Price:	\$19
Recommendation:	SELL
Ranking:	4
Market Cap:	\$1,601
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/13/2014
RWT \$19

Redwood Trust RWT announced sole investor status on new MPF Direct program for 3 year term, pending approval by FHFA (Federal Home Finance Agency)

RWT to acquire high balance residential loans through MPF Direct, a program offered exclusively to partners of FMLB (Federal Home Loan Bank)

RWT new MPF Direct program to provide a new source of jumbo loans for investment and securitization

RWT the largest securitizer of non-agency loans through Sequoia subsidiary, with market share estimated at 44% by industry sources

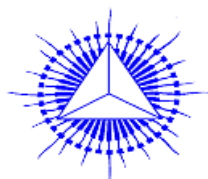
RWT provides current annual dividend yield of 5.9%, at the low end of the range for Financial Mortgage REITs

RWT a Financial Mortgage REIT with a portfolio of non-agency residential loans and securities

RWT we rank 4 SELL

RWT market cap \$1.6 billion

REIT Comment



Company:	Sovran Self Storage
Price:	\$76
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,448
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/13/2014
SSS \$76

Sovran Self Storage SSS investing in acquisitions to drive portfolio expansion and FFO growth

SSS management presentation at NAREIT investor forum highlighted stability of pricing as occupancy increases due to economic growth

SSS adding to portfolio of 500 self-storage properties in southern markets, including TX and FL, with recent acquisitions in Chicago, as well as NJ, Long Island and CT

SSS focuses marketing effort on Internet search advertising on Facebook and Google

SSS pricing umbrella provided by large competitor Public Storage PSA enables smaller Specialty Self-Storage REITs to gain occupancy, while PSA's current occupancy exceeds 92%

SSS increased guidance range for FFO for 2014 to indicate growth UP +12%

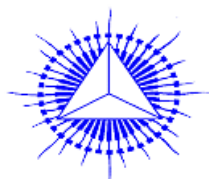
SSS recently increased dividend by 28% for 1Q 2014, now providing current annual dividend yield of 3.6%

SSS a Specialty REIT with a portfolio of self-storage properties

SSS we rank 2 BUY

SSS market cap \$2.4 billion

REIT Comment



Company:	National Health Investors
Price:	\$62
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,842
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/13/2014
NHI \$62

National Health Investors NHI offers health care investors high quality income stream as well as growth from portfolio expansion

NHI management comments at NAREIT investor forum noted total return for NHI stock of more than 12% for each of the past 2 years

NHI conservative capital management with low balance sheet debt enables faster growth when priorities shift to focus growth on portfolio acquisitions

NHI concentrating 35% of new investment in construction of new senior housing properties as cost of construction more than (30%) below cost to acquire, at \$150,000 per unit for new construction, compared to \$220,000 per unit for acquired properties

NHI planning to invest \$800 million at assumed 7.0X cap rate

NHI industry consolidation continues, with half of senior housing stock held by investors and operators with less than 10 properties

NHI senior housing portfolio seeing occupancy UP +3.0%, as seniors have taken advantage of home price increase to sell their homes to move to newest senior housing communities

NHI revenue contribution 54% skilled nursing facilities, 41% senior housing, 4% hospitals, and 1% medical office buildings and other assets

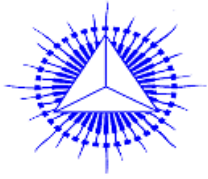
NHI recently increased dividend distribution by 5%, bringing current annual dividend yield to 5.0%

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

NHI we rank 2 BUY

NHI market cap \$1.8 billion

REIT Comment



Company:	Medical Properties Trust
Price:	\$13
Recommendation:	BUY
Ranking:	2
Market Cap:	\$2,106
Link:	http://www.reitmonitor.net/atlantiss/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/13/2014
MPW \$13

Medical Properties Trust MPW traded DOWN (\$0.14) per share to close DOWN (1%) day

MPW stock traded UP +6% year to date for 2014, underperforming Health Care REITs, trading UP +17% for 2014

MPW stock traded UP +2% during 2013

MPW portfolio driven by significant acquisitions, with target of \$500 million acquisitions during 2014

MPW commitment to invest \$205 million in development of emergency room facilities highlights capital challenge faced by health care providers

MPW guidance for FFO for 2014 indicates growth UP +15%

MPW stock price supported by current yield of 6.5%

MPW a Health Care REIT with a portfolio of acute care and specialty hospitals

MPW we rank 2 BUY

MPW market cap \$2.1 billion

REIT Comment



Company:	Saul Centers
Price:	\$48
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$1,324
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/13/2014
BFS \$48

Saul Centers BFS traded DOWN (\$0.50) per share to close DOWN (1%) day

BFS stock traded UP +1% year to date for 2013, underperforming Retail REITs, trading UP +11% for 2014

BFS stock traded UP +12% during 2013

BFS renewed government agency spending supports local metropolitan DC economy

BFS seeking approval to build 2 apartment towers and an office complex on Rockville Pike at site of existing Metro Pike Center

BFS no guidance provided for FFO for 2014

BFS provides current annual dividend yield of 3.3%

BFS a Retail REIT with a diverse portfolio of retail and commercial assets located in metropolitan DC area

BFS we rank 3 HOLD

BFS market cap \$1.3 billion

REIT Comment



Company:	CyrusOne
Price:	\$23
Recommendation:	BUY
Ranking:	2
Market Cap:	\$1,457
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/13/2014
CONE \$23

CyrusOne CONE traded DOWN (\$0.18) per share to close DOWN (1%) day

CONE stock traded UP +1% during 2013, underperforming Specialty REITs, trading UP +13% for 2014

CONE stock traded UP +5% during 2013

CONE strategy focused on taking over entire data center investment and applications for Fortune 1000 companies on outsourced basis, while most other Data Center REITs focus on co-location and cloud services limited to only a few applications

CONE concentration of one third of rental revenue in oil service customers another differentiating factor

CONE remaining 67% ownership by parent Cincinnatti Bell CBB may explain reason for undervaluation of CONE compared to other Data Center REITs as Cincinnatti Bell CBB has announced intention of liquidating holdings over a period of years

CONE Cincinnatti Bell CBB now represents 9% of total annualized CONE revenue

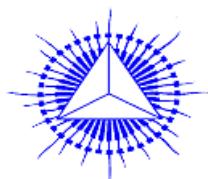
CONE recently increased dividend by 31% for 2014, bringing current annual dividend yield to 3.7%

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 \$1.5 billion

REIT Comment



Company:	Parkway Properties
Price:	\$21
Recommendation:	HOLD
Ranking:	3
Market Cap:	\$2,168
Link:	http://www.reitmonitor.net/atlantia/REITWebRpt.nsf/PayBuy?OpenForm&REIT

Additional Text:
06/13/2014
PKY \$21

Parkway Properties PKY stock traded UP\$0.47 per share to close UP +2% day

PKY stock traded UP +8% year to date for 2014, underperforming Office REITs, trading UP +17% for 2014

PKY stock traded UP +38% during 2013 on merger with Thomas Properties Group TPGL

PKY completed \$1.5 billion merger with Thomas Properties Group TPGL in stock-for-stock transaction during December 2013, adding 28% to total shares outstanding

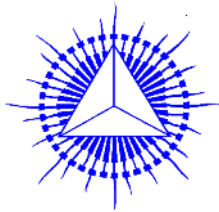
PKY guidance for FFO for 2014 indicates growth UP +14%, due to portfolio expansion

PKY provides current yield of 3.6%

PKY an Office REIT

PKY we rank 3 HOLD

PKY market cap \$2.2 billion



REIT Growth and Income Monitor posted 57 REIT comments for the week ended June 13, 2014. Comments were issued on REITs in the following sectors:

Financial REITs	5
Health Care REITs	8
Hotel REITs	4
Industrial REITs	5
Office REITs	7
Residential REITs	6
Retail REITs	12
Specialty REITs	10

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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