



Media Update

NAREIT's Summary of REIT Facts and Figures

U.S. REITs were down slightly more than the broader market in January but, on a one-year basis, they delivered a total return of approximately 46 percent, significantly outpacing the other major market benchmarks.

- The total return of the FTSE NAREIT All REIT Index fell 4.68 percent in January; the FTSE NAREIT Equity REIT Index fell 5.21 percent in the month; and the FTSE NAREIT Mortgage REIT Index fell 0.15 percent.
- By comparison, the S&P 500 fell 3.6 percent in January. The Dow Jones Industrials fell 3.46 percent; the Russell 2000 fell 3.68 percent; and the NASDAQ Composite dropped 5.37 percent.
- On a one-year basis ended January 31, the FTSE NAREIT All REIT Index was up 45.48 percent. The FTSE NAREIT Equity REIT Index was up 46.71 percent; and the FTSE NAREIT Mortgage REIT Index was up 31.53 percent.
- On the same one-year basis, the S&P 500 was up 33.14 percent; the Dow Jones Industrials were up 25.83 percent; the Russell 2000 was up 37.82 percent; and the NASDAQ Composite was up 45.44 percent.

The REIT market's performance was driven by the recapitalization of the industry in 2009. REITs and real estate operating companies raised \$37.5 billion in equity and unsecured debt offerings in 2009.

REITs continued to reward income investors with dividend yields superior to those of major equity and fixed-income benchmarks.

- At January 31, the dividend yield of the FTSE NAREIT All REIT Index was 5.05 percent; the dividend yield of the FTSE NAREIT Equity REIT Index was 4.14 percent; and the dividend yield of the FTSE NAREIT Mortgage REIT Index was 14.82 percent.
- At the same time, the dividend yield of the S&P 500 was 2.03 percent; and the yield on 10-year U.S. Treasuries was 3.61 percent.

NAREIT economist Brad Case is available to discuss the January results and the outlook for the market in 2010. To view a video of Case's market perspectives, [CLICK HERE](#).

REIT Industry Fact Sheet

January 2010

Data as of January 31, 2010, except where noted.

All data are derived from, and apply only to, publicly traded US REITs.

Industry Size

- Total equity market capitalization = \$259 billion
- Equity REIT market capitalization = \$235 billion
- REITs own approximately \$500 billion of commercial real estate assets, or 10 to 15 percent of total institutionally owned commercial real estate
- 142 REITs are in the FTSE NAREIT All REIT Index
- 127 REITs are traded on the New York Stock Exchange
- NYSE listed REITs equity market capitalization = \$255 billion

Investment Performance

- Historical compound annual total returns of the FTSE NAREIT All REIT Index, FTSE NAREIT Equity REIT Index and leading U.S. benchmarks:

	FTSE NAREIT All REIT	FTSE NAREIT Equity REIT	S&P 500	Russell 2000	Nasdaq Composite ¹	Dow Jones Ind Avg ¹
2009	-4.68	-5.21	21.92	22.49	36.16	14.71
1-Year	45.48	46.71	33.14	37.82	45.44	25.83
3-Year	-16.60	-16.25	-7.24	-7.74	-4.48	-7.26
5-Year	-0.24	1.04	0.18	0.61	0.81	-0.82
10-Year	9.62	10.00	-0.80	3.29	-5.89	-0.83
15-Year	9.11	9.54	7.60	7.55	7.22	6.63
20-Year	9.00	9.82	8.39	8.64	8.56	7.02
25-Year	7.70	9.67	10.05	8.54	8.51	8.58
30-Year	9.83	11.30	10.88	9.93	9.00	8.48
35-Year	11.29	13.15	11.24	NA	10.29	7.90

¹ Price only returns.

Highest total return for the period in bold.

Total returns expressed in percent.

Data for periods ending January 31, 2010.

REIT Industry Fact Sheet

January 2010

Data as of January 31, 2010, except where noted.

All data are derived from, and apply only to, publicly traded US REITs.

Dividends

- The FTSE NAREIT All REIT Index cash dividend yield equals 5.05 percent, compared to the S&P 500 dividend yield of 2.03 percent.
- REITs paid out approximately \$17.8 billion in dividends in 2008.
- On average, 53 percent of the annual dividends paid by REITs qualify as ordinary taxable income, 10 percent qualify as return of capital and 37 percent qualify as long-term capital gains.

Leverage and Coverage Ratios

Equity REITs

- Equity REIT debt ratio as of September 30, 2009 = 49.0 percent. The debt ratio is calculated by taking REITs' total debt and dividing it by total market capitalization. Total capitalization equals the sum of total debt plus implied equity market capitalization (common shares plus operating partnership units).
- The coverage ratio of EBITDA divided by interest expense for Equity REITs is 2.19. The fixed charge ratio of EBITDA divided by interest expense plus preferred dividends is 1.95.
- 38 Equity REITs are rated investment grade, 71 percent by equity market capitalization.

All REITs

- Debt ratio as of September 30, 2009 = 57.0 percent. The debt ratio is calculated by taking REITs' total debt and dividing it by total market capitalization. Total capitalization equals the sum of total debt plus implied equity market capitalization (common shares plus operating partnership units).
- The coverage ratio of EBITDA divided by interest expense for all REITs is 1.87. The fixed charge ratio of EBITDA divided by interest expense plus preferred dividends is 1.69.
- 38 REITs are rated investment grade, 64 percent by equity market capitalization.

Volume

- Average daily dollar trading volume, January 2010 = \$3.3 billion
- Average daily dollar trading volume, January 2005 = \$1.7 billion
- Average daily dollar trading volume, January 2000 = \$322 million

REIT Industry Fact Sheet

January 2010

Data as of January 31, 2010, except where noted.

All data are derived from, and apply only to, publicly traded US REITs.

Capital Offerings

- REITs have raised \$3.7 billion in initial, debt and equity capital offerings in 2009. \$663 million was raised in secondary equity common and preferred share offerings; \$2.9 billion was raised in secured or unsecured debt offerings; \$173 million was raised in Initial Public Offerings.
- Completed initial public offerings in 2010:
 - Chesapeake Lodging Trust (NYSE: CHSP)

Exhibit 1
Investment Performance:
FTSE NAREIT US Real Estate Index Series¹
(Percent change, except where noted, as of January 31, 2010)

Period	All REIT Index			Composite REIT Index			Real Estate 50 Index™ ¹			Equity REIT Index			Mortgage REIT Index			Hybrid REIT Index		
	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend	Return Components		Dividend
	Total	Price	Yield ²	Total	Price	Yield ²	Total	Price	Yield ²	Total	Price	Yield ²	Total	Price	Yield ²	Total	Price	Yield ²
Annual (including current year to date)																		
2004	30.41	22.87	4.97	30.41	22.87	4.97	35.00	28.31	4.24	31.58	24.35	4.66	18.43	7.92	8.15	23.90	15.69	6.24
2005	8.29	2.51	5.06	8.29	2.51	5.06	13.67	8.52	4.07	12.16	6.67	4.57	-23.19	-30.88	10.68	-10.83	-17.16	7.97
2006	34.35	28.31	4.06	34.02	27.98	4.11	35.64	30.28	3.67	35.06	29.51	3.69	19.32	8.44	9.19	40.95	31.19	6.33
2007	-17.83	-21.39	5.29	-17.83	-21.42	5.35	-16.34	-19.57	4.77	-15.69	-19.05	4.91	-42.35	-47.69	10.52	-34.77	-40.17	12.16
2008	-37.34	-41.04	8.37	-37.84	-41.56	8.32	-37.31	-40.78	7.22	-37.73	-41.12	7.56	-31.31	-40.46	14.47	-75.53	-78.38	49.56
2009	27.45	19.90	4.63	27.80	20.15	4.69	27.62	20.36	4.48	27.99	21.28	3.73	24.63	8.26	14.86	41.30	35.47	20.06
2010	-4.68	-4.86	5.05	-4.74	-4.91	5.11	-5.37	-5.53	4.95	-5.21	-5.40	4.14	-0.15	-0.16	14.82	16.84	16.81	17.17
Quarter (including current quarter to date)																		
2009: Q1	-29.78	-31.09	9.65	-29.87	-31.19	9.72	-30.59	-31.84	9.06	-31.87	-33.09	9.02	-8.82	-11.13	15.44	6.64	5.14	15.05
Q2	27.49	25.39	6.75	27.28	25.17	6.81	26.88	24.88	6.26	28.85	26.99	5.86	14.89	10.63	15.49	1.43	-0.09	14.80
Q3	31.52	29.86	4.89	32.00	30.31	4.92	32.53	30.95	4.49	33.28	31.86	4.02	20.48	16.30	13.87	16.82	15.31	12.83
Q4	8.25	6.86	4.63	8.46	7.04	4.69	9.33	7.98	4.48	9.39	8.25	3.73	-1.25	-5.31	14.86	11.83	11.84	20.06
2010: Q1	-4.68	-4.86	5.05	-4.74	-4.91	5.11	-5.37	-5.53	4.95	-5.21	-5.40	4.14	-0.15	-0.16	14.82	16.84	16.81	17.17
Month (including current month to date)																		
September	6.37	5.67	4.89	6.35	5.65	4.92	6.51	5.88	4.49	6.40	5.91	4.02	5.80	2.88	13.87	5.99	4.69	12.83
October	-4.80	-5.01	5.07	-4.77	-4.97	5.08	-4.40	-4.55	4.69	-4.50	-4.68	4.12	-7.11	-7.52	14.98	-11.89	-11.92	14.56
November	6.84	6.52	4.74	6.95	6.60	4.79	7.47	7.07	4.39	6.91	6.54	3.88	7.13	7.02	14.03	11.23	11.26	13.09
2009: Dec	6.43	5.61	4.63	6.48	5.67	4.69	6.41	5.66	4.48	7.15	6.60	3.73	-0.76	-4.32	14.86	14.11	14.12	20.06
2010: Jan	-4.68	-4.86	5.05	-4.74	-4.91	5.11	-5.37	-5.53	4.95	-5.21	-5.40	4.14	-0.15	-0.16	14.82	16.84	16.81	17.17
Week (including current week to date)																		
31-Dec-09	-2.48	-2.80	4.63	-2.53	-2.85	4.69	-2.84	-3.10	4.48	-2.59	-2.82	3.73	-1.86	-3.31	14.86	0.24	0.29	20.06
8-Jan-10	0.08	0.05	4.64	0.10	0.07	4.69	-0.20	-0.22	4.49	-0.09	-0.12	3.75	1.60	1.56	14.63	21.96	21.96	16.44
15-Jan-10	-0.14	-0.18	4.65	-0.15	-0.20	4.70	-0.42	-0.46	4.51	-0.07	-0.12	3.75	-1.27	-1.23	14.82	5.65	5.63	15.57
22-Jan-10	-4.04	-4.06	4.94	-4.09	-4.11	5.00	-4.35	-4.37	4.82	-4.38	-4.40	4.02	-1.06	-1.09	14.91	0.45	0.44	15.50
29-Jan-10	-0.60	-0.70	5.05	-0.63	-0.72	5.11	-0.45	-0.54	4.95	-0.71	-0.81	4.14	0.61	0.63	14.82	-9.73	-9.73	17.17
Historical (compound annual rates through prior month's close)																		
1-Year	45.48	36.93		45.65	36.99		45.21	36.94		46.71	39.09		31.53	14.26		102.03	93.71	
3-Year	-16.60	-21.10		-16.78	-21.31		-16.59	-20.79		-16.25	-20.35		-21.45	-30.75		-36.60	-41.72	
5-Year	-0.24	-5.42		-0.40	-5.62		1.25	-3.53		1.04	-3.74		-14.20	-23.56		-18.57	-24.80	
10-Year	9.62	2.98		9.53	2.88		10.20	4.31		10.00	3.73		8.75	-4.03		2.65	-5.51	
15-Year	9.11	2.22		9.05	2.15		NA	NA		9.54	2.96		6.48	-4.93		-0.09	-8.54	
20-Year	9.00	1.37		8.95	1.31		NA	NA		9.82	2.64		4.86	-6.94		1.96	-6.98	
25-Year	7.70	-0.31		7.67	-0.35		NA	NA		9.67	2.34		3.11	-8.51		1.02	-8.25	
30-Year	9.83	1.19		9.80	1.16		NA	NA		11.30	3.17		5.47	-6.39		4.83	-4.65	
35-Year	11.29	2.44		11.26	2.41		NA	NA		13.15	4.83		6.80	-4.97		6.83	-2.73	

Source: FTSE Group and the National Association of Real Estate Investments Trusts®.

Notes:

¹ The Real Estate 50 Index™ is a supplemental benchmark to measure the performance of larger and more frequently traded equity real estate investment trusts.

² Dividend yield quoted in percent for the period end.

Disclaimer: The FTSE NAREIT US Real Estate Index is calculated by FTSE International Limited (FTSE).

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All data are derived from, and apply only to, publicly traded securities.

Exhibit 2

Investment Performance by Property Sector and Subsector¹

(Percent change, except where noted. All data as of January 31, 2010)

Property Sector/Subsector	Total Return (%)			Dividend Yield ²	Number of REITs	Equity Market Capitalization ³	Implied Market Capitalization ^{3,4}
	2009	January	Year to Date				
FTSE NAREIT Equity REIT Index	27.99	-5.21	-5.21	4.14	106	234,925,200	250,042,400
Industrial/Office	29.17	-5.19	-5.19	4.36	26	51,114,500	55,262,000
Industrial	12.17	-5.57	-5.57	4.83	7	12,421,000	12,697,000
Office	35.55	-4.98	-4.98	3.80	14	31,325,500	34,061,300
Mixed	34.90	-5.44	-5.44	5.97	5	7,368,000	8,503,700
Retail	27.17	-6.45	-6.45	3.05	25	55,827,600	62,371,500
Shopping Centers	-1.66	-4.51	-4.51	4.48	15	23,420,000	24,030,800
Regional Malls	62.99	-9.41	-9.41	1.15	6	27,138,700	33,065,000
Free Standing	25.93	2.09	2.09	6.90	4	5,268,900	5,275,700
Residential	30.82	-5.41	-5.41	4.59	16	33,929,300	35,969,400
Apartments	30.40	-5.46	-5.46	4.58	14	32,127,200	33,890,200
Manufactured Homes	40.92	-4.43	-4.43	4.62	2	1,802,100	2,079,200
Diversified	17.02	-5.31	-5.31	4.26	8	15,916,400	16,984,700
Lodging/Resorts	67.19	-5.74	-5.74	1.94	9	13,485,100	13,721,900
Health Care	24.62	-4.44	-4.44	6.13	12	32,378,700	32,652,600
Self Storage	8.37	-2.91	-2.91	3.04	4	16,029,400	16,141,600
Specialty	31.46	-3.38	-3.38	4.76	6	16,244,200	16,938,700
FTSE NAREIT Hybrid REIT Index	41.30	16.84	16.84	17.17	3	768,700	768,700
FTSE NAREIT Mortgage REIT Index	24.63	-0.15	-0.15	14.82	19	22,051,900	22,051,900
Home Financing	28.19	-0.11	-0.11	15.31	14	21,048,100	21,048,100
Commercial Financing	-40.99	-0.96	-0.96	3.50	5	1,003,800	1,003,800

Source: FTSE[®] Group and National Association of Real Estate Investments Trusts[®].

Notes:

¹Data derived from the constituents of the FTSE NAREIT Composite REIT Index.

²Dividend yield quoted in percent.

³Data presented in thousands of dollars.

⁴Implied market capitalization represents the sum of common shares outstanding and operating partnership units, multiplied by share price.

Exhibit 3
Selected Indicators of Equity Market Performance
(Period ending index levels and percent change, as of January 31, 2010)

Period	FTSE NAREIT Equity REIT Index		S&P 500		Dow Jones Industrials		Russell 2000		NASDAQ Composite ¹		US Treasury 10-Year Note ²	
	Levels	Returns	Levels	Returns	Levels	Returns	Levels	Returns	Levels	Returns	Yield	Change
Annual (including current year to date)												
2000	3,002.97	26.37	3,622.29	-9.11	10,788.00	-6.17	1,894.30	-3.02	2,470.52	-39.29	5.12	-1.33
2001	3,421.37	13.93	3,191.79	-11.88	10,021.50	-7.11	1,941.39	2.49	1,950.40	-21.05	5.03	-0.09
2002	3,552.10	3.82	2,486.27	-22.10	8,341.63	-16.76	1,543.73	-20.48	1,335.51	-31.53	3.82	-1.21
2003	4,871.12	37.13	3,199.72	28.70	10,453.92	25.32	2,273.20	47.25	2,003.37	50.01	4.26	0.44
2004	6,409.30	31.58	3,547.62	10.87	10,783.01	3.15	2,689.86	18.33	2,175.44	8.59	4.22	-0.04
2005	7,188.85	12.16	3,721.75	4.91	10,717.50	-0.61	2,812.35	4.55	2,205.32	1.37	4.42	0.20
2006	9,709.31	35.06	4,309.60	15.79	12,463.15	16.29	3,328.90	18.37	2,415.29	9.52	4.71	0.29
2007	8,185.75	-15.69	4,546.37	5.49	13,264.82	6.43	3,276.77	-1.57	2,652.28	9.81	4.03	-0.68
2008	5,097.46	-37.73	2,864.31	-37.00	8,776.39	-33.84	2,169.65	-33.79	1,577.03	-40.54	2.25	-1.78
2009	6,524.25	27.99	3,622.34	26.46	10,428.05	18.82	2,759.17	27.17	2,269.15	43.89	3.84	1.59
2010	6,184.30	-5.21	3,492.03	-3.60	10,067.33	-3.46	2,657.61	-3.68	2,147.35	-5.37	3.61	-0.23
Quarter (including current quarter to date)												
2008: Q2	7,891.50	-4.93	4,004.72	-2.73	11,350.01	-7.44	2,969.68	0.58	2,292.98	0.61	3.98	0.55
Q3	8,329.68	5.55	3,669.53	-8.37	10,850.66	-4.40	2,936.63	-1.11	2,091.88	-8.77	3.83	-0.15
Q4	5,097.46	-38.80	2,864.31	-21.94	8,776.39	-19.12	2,169.65	-26.12	1,577.03	-24.61	2.25	-1.58
2009: Q1	3,472.97	-31.87	2,548.90	-11.01	7,608.92	-13.30	1,845.21	-14.95	1,528.59	-3.07	2.69	0.44
Q2	4,474.92	28.85	2,954.91	15.93	8,447.00	11.01	2,226.92	20.69	1,835.04	20.05	3.52	0.83
Q3	5,963.97	33.28	3,416.05	15.61	9,712.28	14.98	2,656.25	19.28	2,122.42	15.66	3.31	-0.21
Q4	6,524.25	9.39	3,622.34	6.04	10,428.05	7.37	2,759.17	3.87	2,269.15	6.91	3.84	0.53
2010: Q1	6,184.30	-5.21	3,492.03	-3.60	10,067.33	-3.46	2,657.61	-3.68	2,147.35	-5.37	3.61	-0.23
Month												
2009: Jan	4,215.20	-17.31	2,622.89	-8.43	8,000.86	-8.84	1,928.33	-11.12	1,476.42	-6.38	2.84	0.59
February	3,337.41	-20.82	2,343.61	-10.65	7,062.93	-11.72	1,694.00	-12.15	1,377.84	-6.68	3.04	0.20
March	3,472.97	4.06	2,548.90	8.76	7,608.92	7.73	1,845.21	8.93	1,528.59	10.94	2.69	-0.36
April	4,550.27	31.02	2,792.85	9.57	8,168.12	7.35	2,130.45	15.46	1,717.30	12.35	3.12	0.44
May	4,648.41	2.16	2,949.06	5.59	8,500.33	4.07	2,194.48	3.01	1,774.33	3.32	3.47	0.34
June	4,474.92	-3.73	2,954.91	0.20	8,447.00	-0.63	2,226.92	1.48	1,835.04	3.42	3.52	0.05
July	4,943.57	10.47	3,178.42	7.56	9,171.61	8.58	2,441.39	9.63	1,978.50	7.82	3.50	-0.02
August	5,605.49	13.39	3,293.17	3.61	9,496.28	3.54	2,511.40	2.87	2,009.06	1.54	3.40	-0.10
September	5,963.97	6.40	3,416.05	3.73	9,712.28	2.27	2,656.25	5.77	2,122.42	5.64	3.31	-0.09
October	5,695.33	-4.50	3,352.59	-1.86	9,712.73	0.00	2,475.90	-6.79	2,045.11	-3.64	3.39	0.08
November	6,088.91	6.91	3,553.69	6.00	10,344.84	6.51	2,553.62	3.14	2,144.60	4.86	3.20	-0.19
December	6,524.25	7.15	3,622.34	1.93	10,428.05	0.80	2,759.17	8.05	2,269.15	5.81	3.84	0.64
2010: Jan	6,184.30	-5.21	3,492.03	-3.60	10,067.33	-3.46	2,657.61	-3.68	2,147.35	-5.37	3.61	-0.23
Historical (compound annual rates)												
1-Year		46.71		33.14		25.83		37.82		45.44		
3-Year		-16.25		-7.24		-7.26		-7.74		-4.48		
5-Year		1.04		0.18		-0.82		0.61		0.81		
10-Year		10.00		-0.80		-0.83		3.29		-5.89		
15-Year		9.54		7.60		6.63		7.55		7.22		
20-Year		9.82		8.38		7.02		8.64		8.56		
25-Year		9.67		10.05		8.58		8.54		8.51		
30-Year		11.30		10.88		8.48		9.93		9.00		
35-Year		13.15		11.24		7.90		NA		10.29		

Source: NAREIT®, FactSet.

¹ Price only return.

² Ten-year constant maturity Treasury note.

Exhibit 4
Historical Offerings of Securities
(As of January 31, 2010)

Period	Total		Initial Public Offering		Secondary Equity				Secondary Debt			
	Number	Capital Raised ¹	Number	Capital Raised ¹	Common Shares		Preferred Shares		Unsecured Debt		Secured Debt	
					Number	Capital Raised ¹	Number	Capital Raised ¹	Number	Capital Raised ¹	Number	Capital Raised ¹
Annual Totals (including current year to date)												
2002	187	19,768	3	608	85	5,785	25	1,991	71	10,638	3	745
2003	228	25,562	8	2,646	82	5,471	64	5,192	68	10,894	6	1,358
2004	266	38,773	29	7,980	79	7,338	61	5,858	97	17,306	0	0
2005	259	38,179	11	3,789	71	8,521	36	3,095	105	16,330	36	5,758
2006	204	49,018	5	2,271	75	15,695	39	4,239	82	25,261	3	1,551
2007	129	36,031	4	1,820	56	11,854	26	4,202	43	18,155	0	0
2008	82	17,991	2	491	60	11,132	9	1,195	11	5,173	0	0
2009	130	34,656	9	2,990	87	21,244	0	0	34	10,422	0	0
2010	10	3,686	1	173	4	664	0	0	5	2,850	0	0
Quarterly Totals												
2008: Q4	10	1,079	0	0	10	1,079	0	0	0	0	0	0
2009: Q1	11	3,096	0	0	9	2,296	0	0	2	800	0	0
Q2	51	15,675	3	541	42	13,370	0	0	6	1,765	0	0
Q3	44	9,838	5	2,047	24	3,681	0	0	15	4,110	0	0
Q4	24	6,047	1	403	12	1,897	0	0	11	3,748	0	0
Q1	10	3,686	1	173	4	664	0	0	5	2,850	0	0
Monthly Totals												
May	16	5,875	1	215	7	1,847	1	8	7	3,805	0	0
June	5	846	0	0	4	726	1	121	0	0	0	0
July	2	318	0	0	2	318	0	0	0	0	0	0
August	4	1,452	0	0	3	704	0	0	1	748	0	0
September	13	1,731	0	0	13	1,731	0	0	0	0	0	0
October	9	899	0	0	9	899	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0	0	0	0	0
December	1	180	0	0	1	180	0	0	0	0	0	0
2009: Jan	4	755	0	0	3	605	0	0	1	150	0	0
February	3	263	0	0	3	263	0	0	0	0	0	0
March	4	2,078	0	0	3	1,428	0	0	1	650	0	0
April	20	7,125	0	0	17	6,419	0	0	3	706	0	0
May	20	6,041	0	0	17	4,982	0	0	3	1,058	0	0
June	11	2,509	3	541	8	1,968	0	0	0	0	0	0
July	4	950	1	368	3	582	0	0	0	0	0	0
August	18	4,516	1	932	8	1,285	0	0	9	2,300	0	0
September	22	4,372	3	748	13	1,814	0	0	6	1,810	0	0
October	9	2,338	0	0	6	888	0	0	3	1,450	0	0
November	5	997	0	0	1	199	0	0	4	798	0	0
December	10	2,712	1	403	5	810	0	0	4	1,500	0	0
2010: Jan	10	3,686	1	173	4	664	0	0	5	2,850	0	0

Source: SNL Financial, NAREIT®.

Notes:

¹In all cases, capital raised in millions of dollars.