

VALUE FOCUS

REAL ESTATE

Sector Focus: Healthcare Real Estate

Second Quarter 2017

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Healthcare Facilities

As of the most recent data in 2015, healthcare spending in the United States was \$3.2 trillion. Average annual growth in national healthcare expenditures from 2015 to 2025 is expected to be approximately 5.6%. As a share of gross domestic product, **national healthcare expenditure** is expected to increase from 17.8% in 2015 to 19.9% by 2025.

Demand for medical office buildings (MOBs) is driven primarily by demographic characteristics, rather than economic trends. This has contributed to more stable performance for the medical office building segment during a period when office space in general has underperformed. Consolidation continued in the industry during 2016, spurred by efforts to cut costs and offset lower insurance reimbursement rates. This trend has encouraged demand for larger office space and weakened the market for smaller, individual healthcare facilities, although ambulatory centers associated with larger hospitals are an exception. **Merger and acquisition activity is expected to pick up in 2017**, following an 8.0% increase in transactions in the first quarter. Of 27 transactions during the first quarter, three included organizations with revenues of \$1 billion or greater.

Average rents in the medical office space were \$24.00 per square foot in 2016, which represents an 8.0% increase over the prior year and 8.3% above the \$22.16 low observed in early 2013. Favorable demographic and economic factors spurred demand in 2016, pushing vacancy rates to a historical low and compressing capitalization rates. The cap rate for healthcare facilities fell to an average of 6.7%, down from 7.0% at the end of 2015. Cap rates have steadily fallen from the 8% cap rates observed in 2010.

During 2016 the vacancy rate in medical office buildings fell 210 basis points from 9.5% in 2015 to 7.4% at year-end 2016. Vacancy has continued to fall from its peak in 2009 at an increasingly rapid pace. Absorption similarly improved during the year, with 18.1 million square feet added for total availability of 22.7 million square feet. This was well

above the 8.5 million to 10.2 million annual absorption rates observed from 2012 to 2015, and the highest total since 2008. New construction at year-end 2016 is estimated to exceed 22.0 million square feet, compared to 14.6 million square feet in 2015. However, new construction remains relatively small compared to the size of the industry, at just 1.7% of existing medical office space.

Total Construction Pipeline			
	MOB	Hospital	Total
# of Properties	648	767	1,415
Total SF	45.8 M	111.5 M	157.2 M
Total Construction Value	\$20.3 B	\$81.8 B	\$102.1 B
Median SF / Project	45.0 k	60.0 k	50.0 k
Median Construction Value / Project	\$15 M	\$33 M	\$23 M

Source: Colliers

Location and design have become important considerations in new medical office building construction. The structure of healthcare organizations is changing, with many increasing their use of off-campus facilities. More than 70% of medical office buildings constructed in 2016 were built off-campus. These off-campus facilities include ambulatory facilities, urgent care centers, micro-hospitals, and freestanding emergency departments. The trend toward off-campus real estate is driven in large part by an increased desire for patient accessibility and expanded geographic reach. These developments allow healthcare organizations to reach beyond urban centers by implementing a hub-and-spoke model of related facilities surrounding a main hospital. Outpatient facilities are an attractive opportunity to investors, as well. **Off-campus healthcare real estate investments** can transact with yields up to 200 basis points higher than other healthcare facilities.

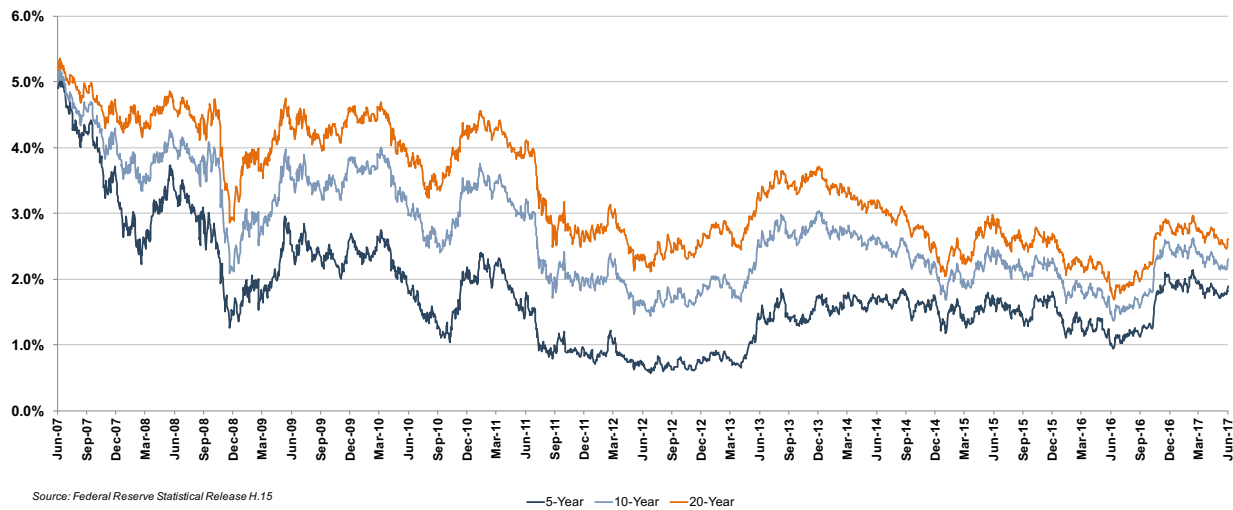
Technological changes in the healthcare sector are another factor affecting real estate construction and contributing to the movement to off-campus facilities. A rise in the ability to search online for healthcare practitioners has contributed to the increased emphasis on location and ease of access. Healthcare delivery is similarly shifting away from primary care physicians and towards retail clinic practitioners, nurse practitioners, and specialists. This change has prompted demand for smaller, local facilities that allow patients to seek healthcare without a visit to the general practitioner or hospital first.

Macro Indicators

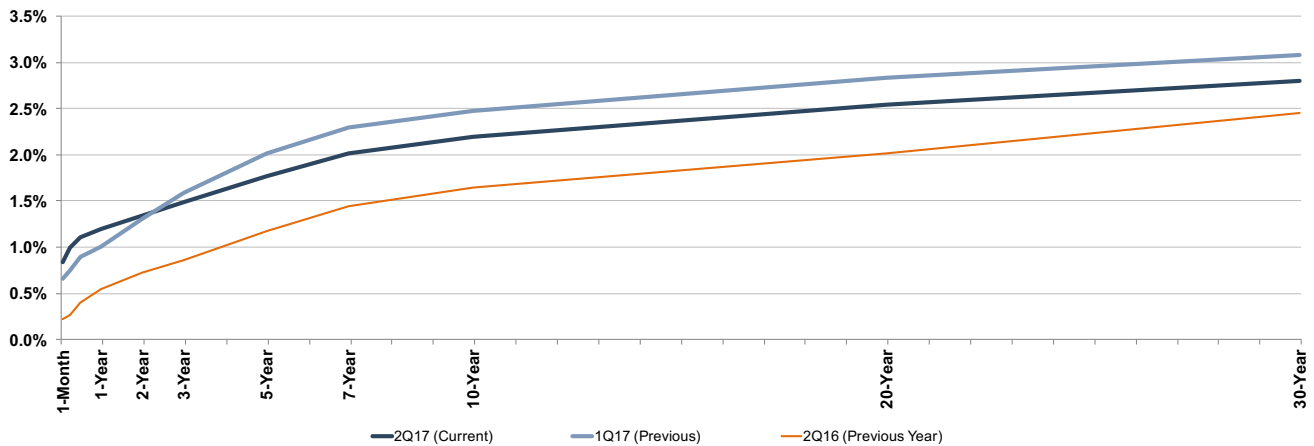
Shorter term yields increased during the second quarter of 2017, but Treasuries with maturities greater than three years experienced falling yields relative to the first quarter of 2017. Bond prices continued to rise during the second quarter, resulting in declining yields. Bond prices are negatively correlated with their respective yields, which can shift abruptly due to investor reactions to major variances in reported economic data versus market expectations (e.g., expected inflation, growth, monetary policy, and other Federal Reserve actions).

Economists surveyed by *The Wall Street Journal* anticipate yields to rise steadily over the next several years.

U.S. Treasury Yields



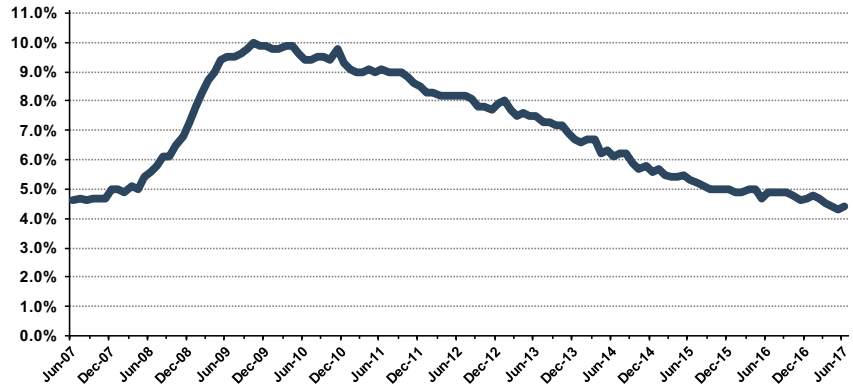
U.S. Treasury Yield Curve



Macro Indicators (continued)

Unemployment

According to the BLS, the unemployment rate (U-3) was 4.4% in June 2017, compared to 4.5% at the end of the first quarter. While unemployment has consistently fallen throughout the past several years, the labor force participation rate is also lower relative to pre-recession levels. The underemployment rate (U-6), which includes workers who are involuntarily working part-time positions, fell to 8.6%, compared to 8.9% in March. Economists surveyed by *The Wall Street Journal* anticipate unemployment rates of 4.3% and 4.2% in December 2017 and June 2018, respectively.



Source: Bureau of Labor Statistics

The number of nonfarm payroll jobs increased by 222,000 in June 2017. June's gain follows increases of 207,000 and 152,000 jobs in April and May, respectively. The U.S. has added jobs every month since October 2010. Economists surveyed by *The Wall Street Journal* anticipate payroll gains of approximately 162,000 jobs per month over the next year. Population growth adds approximately 102,000 individuals to the workforce per month.

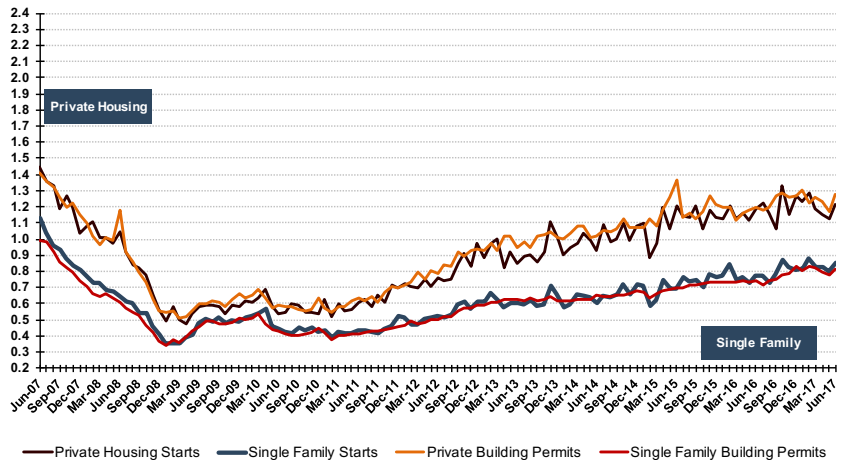
Macro Indicators (continued)

Seasonally Adjusted Annualized Rates of New Housing Starts and Building Permits

(Millions of Units)

According to the U.S. Census Bureau, new privately owned housing starts were at a seasonally adjusted annualized rate of 1,215,000 units in June 2017, 8.3% above the revised May rate of 1,122,000 units and 2.1% above the June 2016 rate. The seasonally adjusted annual rate of private housing units authorized by building permits (considered the best indicator of future housing starts) was 1,254,000 units in June 2017, 7.4% above the revised May estimate of 1,168,000 and 5.1% above the June 2016 rate.

According to the National Association of Realtors (“NAR”), existing-home sales (at a seasonally adjusted annual rate) totaled 5.52 million in June 2017, 1.8% below the May level of 5.62 million, but 0.7% above the June 2016 level. First-time home buyers purchased 32% of existing homes. Housing inventory stood at 1.96 million existing homes, representing 4.3 months of supply at the current sales pace and down 7.1% from June 2016. Properties stayed on the market an average of 28 days in June 2017, up from 27 days in May but down from 34 days in June 2016. The national median existing-home price increased 6.5% relative to June 2016. Distressed sales, which include foreclosures and short sales, accounted for approximately 4% of sales in June 2017, down from 5% in May 2017 and 6% in June 2016.



Source: U.S. Census Bureau

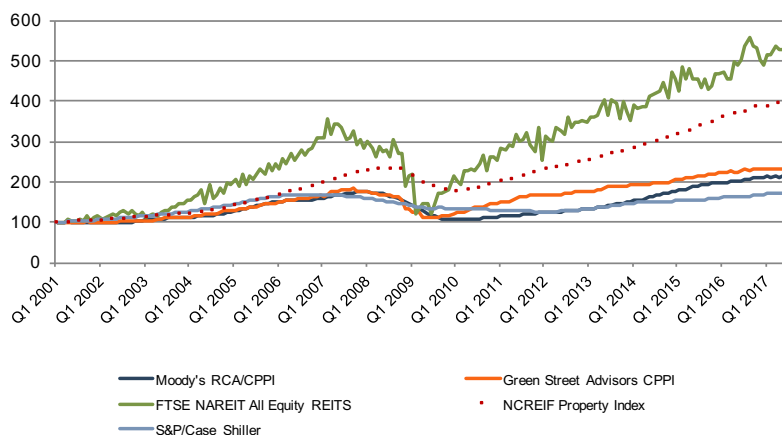
Note: Permits at a given date are generally a leading indicator of future starts. Beginning with January 2004, building permit data reflects the change to the 20,000 place series.

Industry Performance and M&A Activity

The real estate industry continued its slow improvement in the second quarter 2017.

Commercial Property Price Indices

Commercial real estate price indices posted flat to positive change year-over-year. Moody's RCA/CPPI index continued to show the strongest results, with growth of 7.5%, followed by NCREIF Property Index (7.0%) and S&P/Case Shiller (5.9%). Quarterly change showed flat to modest growth. The highest quarterly growth was in the Moody's RCA/CPPI index (4.0%), while Green Street Advisors CPPI showed no change.



Sources: Real Capital Analytics, Green Street Advisors, NAREIT, NCREIF

REIT Performance Through June 30, 2017

REIT returns by industry varied widely in the second quarter. Retail posted the worst quarterly performance with negative 7.6% return, while Healthcare performed best with a 12.0% quarterly return. All equity REITS showed slight improvement, at 2.3% return for the second quarter. However, they modestly underperformed broad market benchmarks, which showed returns of 2.5% to 4.0% for the quarter. One year REITs returns remained flat at 0.2%, compared to benchmark returns of 18% to 28%. Sector variance appears even more magnified over a one year horizon. Retail posted the worst performance at negative 24%, while Lodging/Resorts had a one year return over 19%.

	Total Return				Dividend Yield (%)
	Most Recent Quarter	YTD	One Year	Three Years	
FTSE NAREIT Sectors					
Industrial/Office	12.0%	11.2%	18.3%	56.9%	3.03%
Office	1.0%	2.6%	6.6%	na	3.03%
Retail	-7.6%	-12.0%	-23.5%	2.2%	4.76%
Residential	6.0%	7.6%	5.2%	38.7%	3.00%
Lodging/Resorts	0.9%	-1.1%	19.3%	5.1%	4.94%
Health Care	5.2%	12.5%	3.0%	25.9%	5.01%
All Equity REITS	2.3%	4.9%	0.2%	28.5%	3.85%
US Benchmarks					
S&P 500	3.1%	9.3%	17.9%	9.6%	2.00%
Russell 2000	2.5%	5.0%	24.6%	7.4%	na
NASDAQ Composite ¹	4.2%	14.7%	28.3%	13.0%	na
Dow Jones Industrial Average ¹	4.0%	9.4%	22.1%	11.0%	na

¹ Price only Returns | Source: NAREIT

Industry Performance and M&A Activity (continued)

Change in Mortgage Origination Volume by Sector

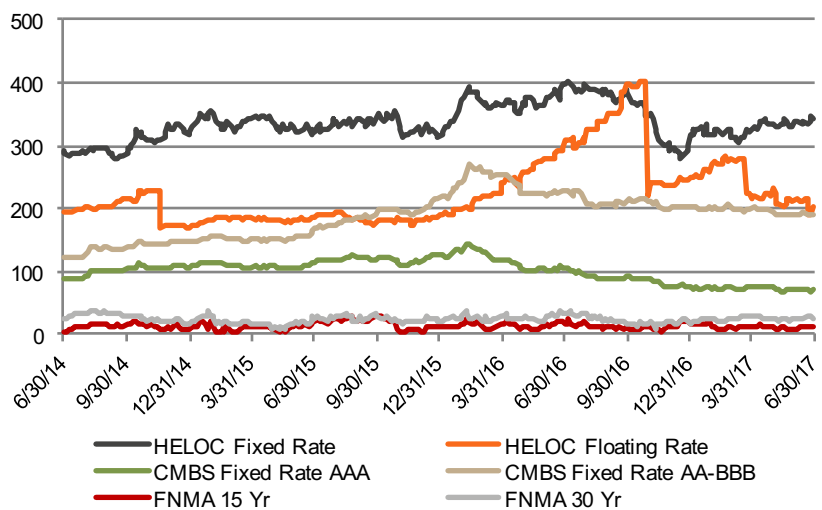
Mortgage originations exhibited varied quarterly performance across sectors. Originations fell 33% in the Healthcare sector and increased 139% for Hotels. Other sectors showed positive change of 25% to 40%. Year-over-year originations fell for the Retail (9.2%) and Single-Family (9.2%) sectors. Other sectors showed positive change, with Industrial showing the largest growth of 92%.

	Multifamily	Office	Retail	Industrial	Hotel	Healthcare	Single Family
YOY Change	21.4%	33.3%	-9.2%	91.5%	13.7%	9.1%	-9.2%
QOQ Change	25.4%	40.2%	34.5%	39.0%	138.9%	-33.3%	28.3%

Source: Mortgage Bankers Association

CMBS Spreads to Swaps

The spreads over U.S. Treasuries in CMBS and other structured real estate product generally fell during the second quarter 2017, with the exception of fixed HELOCs (up 14 bps) and 30 Year FNMA products (flat relative to first quarter).

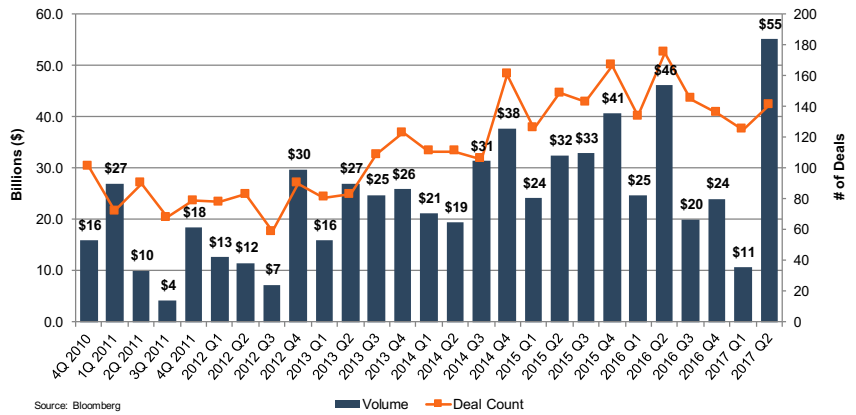


Source: Bloomberg, BofA Merrill Lynch Global Index System

Industry Performance and M&A Activity (continued)

Global M&A Deals in Real Estate

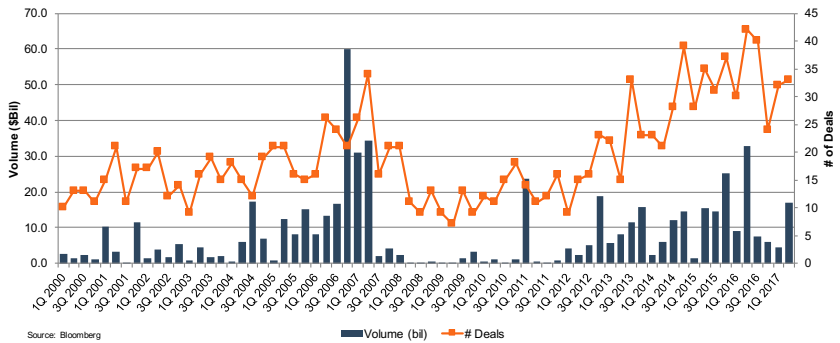
Global M&A activity picked up again in second quarter 2017, with large growth in deal volume, following a historically low level of deal volume in the first quarter. Deal count showed slight improvement, up from 125 in the first quarter to 141 deals.



Source: Bloomberg

U.S. M&A Deals in Real Estate

The number of reported M&A deals in the U.S. also ticked upwards in second quarter 2017, although it remains below the level of deal activity observed in recent years. Deal volume rose to the highest level observed in the past five quarters.



Source: Bloomberg

Publicly Traded Companies

Hospitality

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Hotel/Hospitality Companies																		
Choice Hotels International Inc	CHH	\$64.25	2.6%	14.6%	34.9%	\$3,627	\$0	\$676	\$4,303	16%	\$950	\$287	\$153	4.5x	15.0x	23.7x	14.6x	22.5x
Hyatt Hotels Corp	H	\$56.21	4.1%	1.7%	14.4%	\$7,054	\$0	\$1,333	\$8,387	16%	\$2,717	\$671	\$260	3.1x	12.5x	27.1x	10.4x	34.8x
InterContinental Hotels Group PLC	IHG	\$42.67	4.5%	12.3%	48.4%	\$8,004	\$0	\$1,210	\$9,214	13%	1,734.00	780.00	433.00	5.31	11.81	18.5x	10.8x	18.0x
Marcus Corp/The	MCS	\$30.20	-5.9%	-4.1%	43.1%	\$839	\$0	\$308	\$1,147	27%	\$594	\$125	\$43	1.9x	9.2x	19.6x	8.9x	20.8x
Marriott International Inc/ MD	MAR	\$100.31	6.5%	21.3%	50.9%	\$38,006	\$0	\$7,732	\$45,738	17%	\$4,567	\$2,541	\$1,093	10.0x	18.0x	34.8x	14.4x	24.1x
Red Lion Hotels Corp	RLH	\$7.35	4.3%	-12.0%	1.2%	\$173	\$0	\$110	\$283	39%	\$170	\$22	-\$4	1.7x	13.1x	nm	13.1x	nm
Vail Resorts Inc	MTN	\$202.83	5.7%	25.7%	46.7%	\$8,129	\$0	\$1,222	\$9,351	13%	\$1,731	\$504	\$179	5.4x	18.6x	45.4x	15.7x	41.4x
Wyndham Worldwide Corp	WYN	\$100.41	19.1%	31.5%	41.0%	\$10,478	\$0	\$5,495	\$15,973	34%	\$5,242	\$1,345	\$579	3.0x	11.9x	18.1x	11.3x	16.2x
Hilton Worldwide Holdings Inc	HLT	\$61.85	5.8%	-24.2%	-8.5%	\$20,231	\$0	\$5,772	\$26,003	22%	\$7,388	\$2,776	\$40	3.5x	9.4x	505.8x	13.6x	33.7x
Median			4.5%	12.3%	41.0%					16.9%				3.5x	12.5x	25.4x	13.1x	23.3x

Source: S&P Global Market Intelligence

Publicly Traded Companies

Hospitality (continued)

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Real Estate Investment Trusts: Hospitality																		
Ashford Hospitality Prime Inc	AHP	\$10.29	-3.0%	-24.6%	-27.2%	\$329	\$106	\$736	\$1,171	63%	\$407	\$101	\$16	2.9x	11.6x	20.1x	11.0x	nm
Ashford Hospitality Trust Inc	AHT	\$6.08	-4.6%	-21.6%	13.2%	\$592	\$0	\$3,525	\$4,117	86%	\$1,453	\$395	-\$82	2.8x	10.4x	nm	9.7x	nm
Chatham Lodging Trust	CLDT	\$20.09	1.7%	-2.2%	-8.6%	\$770	\$0	\$578	\$1,348	43%	\$291	\$107	\$26	4.6x	12.6x	30.0x	10.8x	33.8x
Chesapeake Lodging Trust	CHSP	\$24.47	2.1%	-5.4%	5.2%	\$1,444	\$0	\$714	\$2,158	33%	\$607	\$176	\$68	3.6x	12.3x	21.3x	12.5x	29.9x
DiamondRock Hospitality Co	DRH	\$10.95	-1.8%	-5.0%	21.3%	\$2,193	\$0	\$806	\$2,998	27%	\$866	\$242	\$99	3.5x	12.4x	22.1x	11.9x	23.4x
FelCor Lodging Trust Inc	FCH	\$7.21	-4.0%	-10.0%	15.7%	\$998	\$369	\$1,315	\$2,682	49%	\$829	\$208	-\$43	3.2x	12.9x	nm	nm	nm
Hersha Hospitality Trust	HT	\$18.51	-1.5%	-13.9%	7.9%	\$774	\$0	\$1,068	\$1,842	58%	\$472	\$139	\$119	3.9x	13.3x	6.5x	11.0x	8.3x
Hospitality Properties Trust	HPT	\$29.15	-7.5%	-8.2%	1.2%	\$4,788	\$0	\$3,666	\$8,454	43%	\$2,082	\$749	\$213	4.1x	11.3x	22.5x	11.0x	27.2x
Host Hotels & Resorts Inc	HST	\$18.27	-2.1%	-3.0%	12.7%	\$13,515	\$0	\$3,778	\$17,293	22%	\$5,446	\$1,450	\$601	3.2x	11.9x	22.5x	11.7x	22.8x
LaSalle Hotel Properties	LHO	\$29.80	2.9%	-2.2%	26.4%	\$3,374	\$0	\$805	\$4,179	19%	\$1,178	\$372	\$328	3.5x	11.2x	10.3x	11.7x	17.7x
Pebblebrook Hotel Trust	PEB	\$32.24	10.4%	8.4%	22.8%	\$2,242	\$0	\$1,045	\$3,288	32%	\$797	\$243	\$40	4.1x	13.6x	55.4x	14.2x	29.9x
RLJ Lodging Trust	RLJ	\$19.87	-15.5%	-18.9%	-7.4%	\$2,446	\$0	\$1,144	\$3,590	32%	\$1,120	\$356	\$181	3.2x	10.1x	13.5x	8.5x	16.7x
Ryman Hospitality Properties Inc	RHP	\$64.01	3.5%	1.6%	26.4%	\$3,236	\$0	\$1,503	\$4,738	32%	\$1,163	\$325	\$162	4.1x	14.6x	20.0x	13.3x	21.2x
Sotherly Hotels Inc	SOHO	\$6.78	5.9%	-0.1%	20.2%	\$94	\$38	\$284	\$416	68%	\$153	\$34	\$2	2.7x	12.1x	38.3x	11.6x	25.1x
Summit Hotel Properties Inc	INN	\$18.65	16.7%	16.3%	40.9%	\$1,944	\$0	\$650	\$2,594	25%	\$476	\$155	\$105	5.5x	16.8x	18.6x	14.8x	21.4x
Sunstone Hotel Investors Inc	SHO	\$16.12	5.2%	5.7%	33.6%	\$3,554	\$190	\$614	\$4,358	14%	\$1,193	\$344	\$182	3.7x	12.7x	19.6x	13.0x	23.3x
Median			0.1%	-4.0%	14.5%					32%				3.6x	12.3x	20.7x	11.7x	23.3x

Source: S&P Global Market Intelligence

Publicly Traded Companies

Residential

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Real Estate Investment Trusts - Multi-Family																		
American Campus Communities, Inc.	ACC	\$47.30	-0.6%	-5.0%	-10.5%	\$6,342	\$0	\$2,244	\$8,586	26%	\$772	\$380	\$66	11.1x	22.6x	95.6x	22.0x	80.6x
Apartment Investment and Management Company	AIV	\$42.97	-3.1%	-5.5%	-2.7%	\$6,747	\$125	\$4,159	\$11,031	38%	\$980	\$576	\$212	11.3x	19.1x	31.9x	18.4x	94.1x
Preferred Apartment Communities, Inc.	APTS	\$15.75	19.2%	5.6%	7.0%	\$504	\$0	\$1,485	\$1,989	75%	\$250	\$142	\$26	8.0x	14.0x	19.5x	10.6x	nm
Avalonbay Communities Inc.	AVB	\$192.17	4.7%	8.5%	6.5%	\$26,478	\$0	\$6,893	\$33,371	21%	\$2,048	\$1,299	\$1,000	16.3x	25.7x	26.5x	23.7x	43.0x
Brookfield Real Estate Services Inc.	BRE	\$16.50	2.0%	4.6%	10.1%	\$156	\$0	\$69	\$225	31%	\$45	\$35	\$9	5.0x	6.4x	17.6x	nm	nm
Camden Property Trust	CPT	\$85.51	6.3%	1.7%	-3.3%	\$7,494	\$0	\$2,285	\$9,779	23%	\$898	\$506	\$406	10.9x	19.3x	18.5x	19.3x	48.5x
EdR	EDR	\$38.75	-5.1%	-8.4%	-16.0%	\$2,836	\$0	\$739	\$3,575	21%	\$310	\$144	\$33	11.5x	24.9x	86.4x	22.6x	79.3x
Equity Residential	EQR	\$65.83	5.8%	2.3%	-4.4%	\$24,170	\$37	\$9,482	\$33,689	28%	\$2,428	\$1,567	\$825	13.9x	21.5x	29.3x	21.3x	40.8x
Essex Property Trust Inc.	ESS	\$257.27	11.1%	10.7%	12.8%	\$16,877	\$0	\$5,684	\$22,560	25%	\$1,373	\$932	\$511	16.4x	24.2x	33.0x	23.0x	43.3x
Independence Realty Trust, Inc.	IRT	\$9.87	5.3%	10.7%	20.7%	\$679	\$0	\$772	\$1,452	53%	\$155	\$31	-\$16	9.4x	46.9x	nm	17.8x	21.9x
Mid-America Apartment Communities Inc.	MAA	\$105.38	3.6%	7.6%	-1.0%	\$11,969	\$0	\$4,760	\$16,728	28%	\$1,346	\$762	\$214	12.4x	22.0x	56.0x	19.1x	64.4x
UDR, Inc.	UDR	\$38.97	7.5%	6.8%	5.6%	\$10,420	\$46	\$4,438	\$14,905	30%	\$979	\$616	\$301	15.2x	24.2x	34.7x	23.0x	145.5x
Median			5.0%	5.1%	2.3%					28%				11.4x	22.3x	31.9x	21.3x	56.4x

Source: S&P Global Market Intelligence

Publicly Traded Companies

Healthcare

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Healthcare Facilities																		
Community Health Systems, Inc.	CYH	\$9.96	12.3%	78.2%	-17.3%	\$1,113	\$0	\$15,702	\$16,815	93%	\$17,478	\$1,780	-\$635	1.0x	9.4x	nm	9.0x	nm
HCA Holdings, Inc.	HCA	\$87.20	-2.0%	17.8%	13.2%	\$31,994	\$0	\$32,379	\$64,373	50%	\$42,267	\$8,203	\$2,854	1.5x	7.8x	11.2x	7.7x	12.2x
LifePoint Health, Inc.	LPNT	\$67.15	2.5%	18.2%	2.7%	\$2,711	\$0	\$2,949	\$5,660	52%	\$6,416	\$760	\$186	0.9x	7.4x	14.6x	7.2x	16.5x
Tenet Healthcare Corp.	THC	\$19.34	9.2%	30.3%	-30.0%	\$1,944	\$0	\$17,740	\$19,684	90%	\$19,324	\$2,074	-\$195	1.0x	9.5x	nm	8.0x	25.8x
Universal Health Services Inc.	UHS	\$122.08	-1.9%	14.8%	-9.0%	\$11,804	\$0	\$3,911	\$15,715	25%	\$10,111	\$1,711	\$718	1.6x	9.2x	16.5x	9.0x	15.9x
AdCare Health Systems, Inc.	ADK	\$0.14	-6.7%	12.0%	211.1%	\$23	\$0	\$6	\$29	20%	\$1	-\$2	-\$3	40.2x	-13.1x	nm	nm	nm
Brookdale Senior Living Inc.	BKD	\$14.71	9.5%	18.4%	-4.7%	\$2,739	\$0	\$5,108	\$7,847	65%	\$4,078	\$759	-\$493	1.9x	10.3x	nm	11.5x	nm
Capital Senior Living Corp.	CSU	\$15.21	8.2%	-5.2%	-13.9%	\$441	\$0	\$1,001	\$1,442	69%	\$458	\$78	-\$47	3.1x	18.5x	nm	14.9x	nm
Five Star Quality Care Inc.	FVE	\$1.50	-30.2%	-44.4%	-35.9%	\$75	\$0	\$32	\$107	30%	\$1,130	\$13	-\$25	0.1x	8.1x	nm	7.7x	nm
Alliance Healthcare Services, Inc.	FCH	\$13.30	29.8%	38.5%	113.1%	\$144	\$0	\$652	\$796	82%	\$524	\$132	-\$2	1.5x	6.1x	nm	nm	nm
Quest Diagnostics Inc.	DGX	\$111.16	13.2%	21.0%	36.5%	\$15,210	\$0	\$3,563	\$18,773	19%	\$7,588	\$1,444	\$704	2.5x	13.0x	21.6x	12.1x	19.6x
Laboratory Corp. of America Holdings	LH	\$154.14	7.4%	20.1%	18.3%	\$15,769	\$0	\$5,571	\$21,340	26%	\$9,667	\$1,859	\$745	2.2x	11.5x	21.2x	10.6x	16.2x
RadNet, Inc.	RDNT	\$7.75	31.4%	20.2%	45.1%	\$366	\$0	\$631	\$997	63%	\$909	\$118	\$9	1.1x	8.4x	40.2x	7.1x	25.8x
DaVita HealthCare Partners Inc.	DVA	\$64.76	-4.7%	0.9%	-16.2%	\$12,602	\$0	\$8,484	\$21,086	40%	\$15,014	\$2,448	\$1,304	1.4x	8.6x	9.7x	8.5x	17.8x
Fresenius Medical Care AG & Co. KGAA	FME	\$84.53	7.0%	4.7%	8.5%	\$25,891	\$0	\$8,696	\$34,587	25%	\$17,153	\$3,131	\$1,190	2.0x	11.0x	21.8x	8.7x	17.5x

Source: S&P Global Market Intelligence

Publicly Traded Companies

Healthcare (continued)

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
AmerisourceBergen Corporation	ABC	\$94.53	6.8%	20.9%	19.2%	\$20,642	\$0	\$2,051	\$22,693	9%	\$149,759	\$2,341	\$1,154	0.2x	9.7x	17.9x	10.0x	16.1x
Cardinal Health, Inc.	CAH	\$77.92	-4.5%	8.3%	-0.1%	\$24,613	\$0	\$4,229	\$28,842	15%	\$127,236	\$3,072	\$1,351	0.2x	9.4x	18.2x	9.4x	14.6x
Henry Schein, Inc.	HSIC	\$91.51	7.7%	20.6%	3.5%	\$14,519	\$0	\$2,063	\$16,582	12%	\$11,968	\$1,020	\$550	1.4x	16.3x	26.4x	15.8x	25.1x
McKesson Corporation	MCK	\$164.54	11.0%	17.2%	-11.8%	\$34,793	\$0	\$7,267	\$42,060	17%	\$194,267	\$4,461	\$1,914	0.2x	9.4x	18.2x	9.3x	13.2x
Patterson Companies, Inc.	PDCO	\$46.95	3.8%	14.4%	-2.0%	\$4,446	\$0	\$978	\$5,425	18%	\$5,605	\$437	\$207	1.0x	12.4x	21.5x	12.6x	20.5x
InfuSystem Holdings, Inc.	INFU	\$1.75	-23.9%	-31.4%	-32.7%	\$40	\$0	\$35	\$75	47%	\$63	\$8	-\$3	1.2x	9.3x	nm	nm	nm
Addus HomeCare Corporation	ADUS	\$37.20	16.3%	6.1%	113.4%	\$428	\$0	\$5	\$433	1%	\$411	\$33	\$16	1.1x	13.0x	26.4x	12.0x	23.4x
Almost Family Inc.	AFAM	\$61.65	26.9%	39.8%	44.7%	\$859	\$0	\$150	\$1,010	15%	\$716	\$40	\$17	1.4x	25.0x	49.5x	14.8x	28.2x
Amedisys Inc.	AMED	\$62.81	22.9%	47.3%	24.4%	\$2,118	\$0	\$45	\$2,163	2%	\$1,455	\$106	\$40	1.5x	20.5x	53.0x	15.1x	28.5x
Chemed Corp.	CHE	\$204.53	12.0%	27.5%	50.0%	\$3,289	\$0	\$100	\$3,389	3%	\$1,617	\$227	\$67	2.1x	15.0x	48.9x	12.8x	25.0x
LHC Group, Inc.	LHCG	\$67.89	26.0%	48.6%	56.9%	\$1,241	\$0	\$91	\$1,332	7%	\$962	\$92	\$40	1.4x	14.5x	30.9x	13.8x	28.6x
Diversicare Healthcare Services Inc.	DVCR	\$9.30	-11.2%	-10.6%	12.0%	\$60	\$0	\$79	\$140	57%	\$516	\$26	\$2	0.3x	5.4x	28.1x	nm	nm
The Ensign Group, Inc.	ENSG	\$21.77	15.8%	-2.0%	3.6%	\$1,104	\$0	\$230	\$1,334	17%	\$1,751	\$122	\$45	0.8x	11.0x	24.8x	7.7x	15.0x
Kindred Healthcare Inc.	KND	\$11.65	39.5%	48.4%	3.2%	\$998	\$0	\$3,361	\$4,359	77%	\$7,081	\$471	-\$1,116	0.6x	9.3x	nm	6.0x	52.5x
National Healthcare Corp.	NHC	\$70.14	-1.6%	-7.5%	8.3%	\$1,066	\$0	-\$33	\$1,033	-3%	\$948	\$102	\$48	1.1x	10.2x	22.0x	nm	nm
CVS Health Corporation	CVS	\$80.46	2.5%	2.0%	-16.0%	\$81,892	\$0	\$25,136	\$107,028	23%	\$180,785	\$12,647	\$5,297	0.6x	8.5x	15.5x	8.5x	13.7x
Character Group plc	CCT	\$4.83	-0.5%	-5.4%	1.6%	\$102	\$0	-\$19	\$83	-22%	\$117	\$12	\$9	0.7x	7.2x	11.2x	5.3x	9.3x
Express Scripts Holding Company	ESRX	\$63.84	-3.1%	-7.2%	-15.8%	\$37,891	\$0	\$12,371	\$50,261	25%	\$100,276	\$7,160	\$3,506	0.5x	7.0x	10.8x	6.8x	9.1x
PharMerica Corporation	PMC	\$26.25	12.2%	4.4%	6.4%	\$816	\$0	\$451	\$1,267	36%	\$2,206	\$133	\$23	0.6x	9.5x	35.2x	9.0x	13.6x
MEDNAX, Inc.	MD	\$60.37	-13.0%	-9.4%	-16.7%	\$5,558	\$0	\$1,849	\$7,408	25%	\$3,337	\$628	\$293	2.2x	11.8x	19.0x	13.0x	18.3x

Source: S&P Global Market Intelligence

Publicly Traded Companies

Healthcare (continued)

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Envision Healthcare Holdings, Inc.	EVHC	\$62.67	2.2%	-1.0%	55.6%	\$7,275	\$0	\$6,447	\$13,722	47%	\$6,038	\$983	-\$484	2.3x	14.0x	nm	13.4x	18.3x
Acadia Healthcare Company, Inc.	ACHC	\$49.38	13.3%	49.2%	-10.9%	\$4,337	\$0	\$3,256	\$7,592	43%	\$2,833	\$575	\$9	2.7x	13.2x	504.4x	12.1x	20.2x
Magellan Health, Inc.	MGLN	\$72.90	5.6%	-3.1%	10.8%	\$1,729	\$0	\$354	\$2,083	17%	\$5,280	\$243	\$84	0.4x	8.6x	20.6x	6.4x	19.4x
Providence Service Corp.	PRSC	\$50.61	13.9%	33.0%	12.8%	\$682	\$78	-\$82	\$677	-12%	\$1,606	\$68	\$85	0.4x	9.9x	8.1x	10.8x	35.3x
HEALTHSOUTH Corp.	HLS	\$48.40	13.1%	17.4%	24.7%	\$4,333	\$0	\$3,245	\$7,578	43%	\$3,773	\$817	\$257	2.0x	9.3x	16.9x	9.3x	17.9x
Select Medical Holdings Corporation	SEM	\$15.35	15.0%	15.8%	41.2%	\$2,038	\$0	\$3,304	\$5,342	62%	\$4,258	\$475	\$85	1.3x	11.3x	24.1x	9.6x	17.1x
Median			35.4%	63.7%	162.3%					25%				1.2x	9.5x	21.5x	9.4x	18.1x

Source: S&P Global Market Intelligence

Publicly Traded Companies

Healthcare (continued)

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Real Estate Investment Trusts: Healthcare																		
Health Care REIT, Inc.	HCN	\$74.85	5.7%	11.8%	-1.7%	\$27,408	\$719	\$11,933	\$40,060	30%	\$4,188	\$2,048	\$1,238	9.6x	19.6x	22.1x	19.3x	32.1x
HCP, Inc.	HCP	\$31.96	2.2%	7.5%	-9.7%	\$14,976	\$0	\$7,714	\$22,689	34%	\$2,022	\$1,168	\$690	11.2x	19.4x	21.7x	19.3x	24.5x
Healthcare Realty Trust Incorporated	HR	\$34.15	5.1%	12.6%	-2.4%	\$3,979	\$0	\$1,277	\$5,256	24%	\$419	\$236	\$121	12.6x	22.2x	32.8x	20.9x	48.7x
LTC Properties Inc.	LTC	\$51.39	7.3%	9.4%	-0.7%	\$2,034	\$0	\$589	\$2,623	22%	\$168	\$147	\$90	15.6x	17.8x	22.6x	17.3x	23.7x
Omega Healthcare Investors Inc.	OHI	\$33.02	0.1%	5.6%	-2.7%	\$6,499	\$0	\$4,612	\$11,110	42%	\$927	\$854	\$373	12.0x	13.0x	17.4x	12.6x	18.2x
Ventas, Inc.	VTR	\$69.48	6.8%	11.1%	-4.6%	\$24,657	\$0	\$12,093	\$36,750	33%	\$3,524	\$1,885	\$707	10.4x	19.5x	34.9x	18.8x	21.3x
Median			5.4%	10.3%	-2.6%					31%				11.6x	19.5x	22.4x	19.0x	24.1x

Source: S&P Global Market Intelligence

Publicly Traded Companies

Commercial Real Estate

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Diversified REITs																		
Armada Hoffer Properties, Inc.	AHH	\$12.95	-6.8%	-11.1%	-5.7%	\$813	\$0	\$514	\$1,327	39%	\$315	\$66	\$27	4.2x	20.2x	30.3x	17.7x	31.6x
Brandywine Realty Trust	BDN	\$17.53	8.0%	6.2%	4.3%	\$3,073	\$0	\$1,791	\$4,864	37%	\$512	\$227	\$24	9.5x	21.4x	126.3x	16.6x	70.4x
Cousins Properties Incorporated	CUZ	\$8.79	6.3%	3.3%	-15.5%	\$3,682	\$7	\$1,135	\$4,824	24%	\$405	\$231	\$221	11.9x	20.8x	16.6x	16.4x	19.3x
Douglas Emmett Inc	DEI	\$38.21	-0.5%	4.5%	7.6%	\$5,907	\$0	\$5,354	\$11,261	48%	\$789	\$481	\$91	14.3x	23.4x	65.0x	21.8x	68.7x
Investors Real Estate Trust	IRET	\$6.21	4.7%	-12.9%	-4.0%	\$749	\$139	\$787	\$1,675	47%	\$197	\$96	\$41	8.5x	17.5x	18.4x	16.5x	155.3x
Lexington Realty Trust	LXP	\$9.91	-0.7%	-8.2%	-2.0%	\$2,382	\$94	\$1,695	\$4,171	41%	\$393	\$317	\$40	10.6x	13.2x	59.8x	13.6x	30.7x
National Retail Properties, Inc.	NNN	\$39.10	-10.4%	-11.5%	-24.4%	\$5,831	\$633	\$2,278	\$8,742	26%	\$563	\$500	\$249	15.5x	17.5x	23.5x	16.7x	29.2x
PS Business Parks Inc.	PSB	\$132.39	15.4%	13.6%	24.8%	\$3,599	\$880	\$300	\$4,779	6%	\$395	\$261	\$147	12.1x	18.3x	24.4x	17.6x	46.5x
Public Storage	PSA	\$208.53	-4.7%	-6.7%	-18.4%	\$36,253	\$4,648	\$25	\$40,925	0%	\$2,697	\$1,925	\$1,477	15.2x	21.3x	24.5x	21.3x	28.5x
Retail Properties of America, Inc.	RPAI	\$12.21	-15.3%	-20.4%	-27.8%	\$2,886	\$0	\$2,036	\$4,922	41%	\$566	\$351	\$196	8.7x	14.0x	14.7x	15.0x	nm
Vornado Realty Trust	VNO	\$93.90	-6.4%	-10.0%	-6.2%	\$17,779	\$1,038	\$11,152	\$29,969	37%	\$2,697	\$1,396	\$956	11.1x	21.5x	18.6x	26.4x	67.2x
W. P. Carey Inc.	WPC	\$66.01	6.1%	11.7%	-4.9%	\$7,031	\$0	\$4,224	\$11,255	38%	\$884	\$722	\$280	12.7x	15.6x	25.1x	15.6x	30.1x
Median			-4.7%	-8.2%	-6.2%					37%				12.1x	17.5x	24.4x	16.7x	30.4x

Source: S&P Global Market Intelligence

Publicly Traded Companies

Commercial Real Estate (continued)

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Industrial REITs																		
CubeSmart	CUBE	\$24.04	-7.4%	-10.2%	-22.2%	\$4,331	\$0	\$1,656	\$5,988	28%	\$534	\$325	\$109	11.2x	18.4x	39.7x	18.1x	34.8x
DCT Industrial Trust Inc.	DCT	\$53.44	11.1%	11.6%	11.2%	\$4,915	\$0	\$1,746	\$6,660	26%	\$418	\$287	\$92	15.9x	23.2x	53.5x	22.7x	57.9x
Duke Realty Corporation	DRE	\$27.95	6.4%	5.2%	4.8%	\$9,939	\$0	\$3,098	\$13,036	24%	\$923	\$509	\$1,441	14.1x	25.6x	6.9x	24.5x	79.1x
EastGroup Properties Inc.	EGP	\$83.80	14.0%	13.5%	21.6%	\$2,830	\$0	\$1,109	\$3,939	28%	\$264	\$162	\$80	14.9x	24.4x	35.6x	21.7x	47.6x
Extra Space Storage Inc.	EXR	\$78.00	4.9%	1.0%	-15.7%	\$9,825	\$0	\$4,584	\$14,409	32%	\$1,071	\$705	\$370	13.4x	20.4x	26.6x	19.7x	28.1x
First Industrial Realty Trust Inc.	FR	\$28.62	7.5%	2.0%	2.9%	\$3,430	\$0	\$1,399	\$4,829	29%	\$387	\$253	\$116	12.5x	19.1x	29.7x	18.7x	34.7x
Prologis, Inc.	PLD	\$58.64	13.0%	11.1%	19.6%	\$31,098	\$78	\$13,493	\$44,669	30%	\$2,944	\$1,963	\$1,197	15.2x	22.8x	26.0x	27.1x	37.0x
Life Storage, Inc.	LSI	\$74.10	-9.8%	-13.1%	-29.4%	\$3,426	\$0	\$1,725	\$5,151	33%	\$480	\$304	\$53	10.7x	16.9x	64.4x	17.3x	39.5x
STAG Industrial, Inc.	STAG	\$27.60	10.3%	15.6%	15.9%	\$2,449	\$145	\$1,100	\$3,693	30%	\$271	\$186	\$33	13.6x	19.9x	73.1x	18.0x	nm
Median			10.3%	11.1%	15.9%					30%				13.6x	19.9x	64.4x	18.0x	38.2x

Source: S&P Global Market Intelligence

Publicly Traded Companies

Commercial Real Estate (continued)

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Office REITs																		
American Assets Trust, Inc.	AAT	\$39.39	-5.9%	-8.6%	-7.2%	\$1,856	\$0	\$993	\$2,849	35%	\$299	\$169	\$30	9.5x	16.9x	61.4x	15.5x	69.1x
Boston Properties Inc.	BXP	\$123.02	-7.1%	-2.2%	-6.7%	\$18,928	\$200	\$11,739	\$30,866	38%	\$2,565	\$1,512	\$465	12.0x	20.4x	40.7x	20.1x	42.9x
CoreSite Realty Corporation	COR	\$103.53	15.0%	30.4%	16.7%	\$3,540	\$115	\$875	\$4,530	19%	\$445	\$232	\$67	10.2x	19.5x	52.6x	17.2x	58.2x
Corporate Office Properties Trust	OFC	\$35.03	5.8%	12.2%	18.5%	\$3,483	\$0	\$1,940	\$5,423	36%	\$578	\$290	\$91	9.4x	18.7x	38.2x	18.3x	46.3x
Digital Realty Trust Inc.	DLR	\$112.95	6.2%	15.0%	3.6%	\$18,318	\$837	\$6,389	\$25,544	25%	\$2,262	\$1,221	\$476	11.3x	20.9x	38.4x	18.5x	78.8x
Empire State Realty Trust, Inc.	ESRT	\$20.77	0.6%	2.9%	9.4%	\$3,281	\$8	\$1,891	\$5,179	37%	\$691	\$330	\$60	7.5x	15.7x	54.3x	14.4x	37.1x
Equity Commonwealth	EQC	\$31.60	1.2%	4.5%	8.5%	\$3,920	\$119	-\$744	\$3,295	-23%	\$409	\$194	\$117	8.1x	17.0x	33.6x	18.8x	157.7x
First Potomac Realty Trust	FPO	\$0.55	12.2%	10.0%	27.9%	\$64	\$0	\$107	\$171	63%	\$22	\$11	\$4	7.7x	15.0x	14.4x	12.9x	9.9x
Franklin Street Properties Corp.	FSP	\$11.08	-8.7%	-14.5%	-9.7%	\$1,188	\$0	\$1,040	\$2,228	47%	\$265	\$132	-\$9	8.4x	16.9x	nm	16.0x	nm
Government Properties Income Trust	GOV	\$18.31	-12.5%	-4.0%	-20.6%	\$1,761	\$0	\$1,369	\$3,130	44%	\$270	\$144	\$43	11.6x	21.8x	41.2x	15.3x	34.5x
Highwoods Properties Inc.	HIW	\$50.71	3.2%	-0.6%	-4.0%	\$5,173	\$29	\$2,196	\$7,398	30%	\$684	\$367	\$129	10.8x	20.2x	40.1x	17.3x	37.6x
Hudson Pacific Properties, Inc.	HPP	\$34.19	-1.3%	-1.7%	17.2%	\$5,307	\$0	\$2,603	\$7,910	33%	\$681	\$289	\$50	11.6x	27.4x	106.8x	18.9x	122.6x
Kilroy Realty Corp.	KRC	\$75.15	4.3%	2.6%	13.4%	\$7,381	\$96	\$2,294	\$9,772	23%	\$692	\$401	\$152	14.1x	24.4x	48.7x	21.9x	40.5x
Liberty Property Trust	LPT	\$40.71	5.6%	3.1%	2.5%	\$5,993	\$0	\$2,704	\$8,697	31%	\$728	\$406	\$344	11.9x	21.4x	17.4x	18.6x	32.0x
Mack-Cali Realty Corp.	CLI	\$27.14	0.7%	-6.5%	0.5%	\$2,439	\$0	\$2,958	\$5,397	55%	\$642	\$322	-\$11	8.4x	16.8x	nm	17.4x	nm
Piedmont Office Realty Trust Inc.	PDM	\$21.08	-1.4%	0.8%	-2.1%	\$3,064	\$0	\$2,066	\$5,131	40%	\$580	\$263	\$56	8.8x	19.5x	54.8x	16.2x	42.3x
Select Income REIT	SIR	\$24.03	-6.8%	-4.6%	-7.5%	\$2,149	\$0	\$2,425	\$4,574	53%	\$462	\$324	\$86	9.9x	14.1x	24.9x	13.9x	24.5x
Median			-4.1%	-1.9%	-4.8%					47%				9.4x	16.8x	39.9x	15.0x	33.4x

Source: S&P Global Market Intelligence

Publicly Traded Companies

Commercial Real Estate (continued)

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Retail REITs																		
Alexander's Inc.	ALX	\$421.46	-2.4%	-1.3%	3.0%	\$2,153	\$0	\$745	\$2,898	26%	\$229	\$139	\$85	12.7x	20.9x	25.3x	nm	nm
CBL & Associates Properties Inc.	CBL	\$8.43	-11.6%	-26.7%	-9.5%	\$1,442	\$0	\$4,616	\$6,059	76%	\$977	\$638	\$145	6.2x	9.5x	9.9x	8.9x	13.8x
Cedar Realty Trust, Inc.	CDR	\$4.85	-3.4%	-25.7%	-34.7%	\$415	\$191	\$622	\$1,228	51%	\$147	\$82	\$10	8.3x	15.0x	42.8x	15.1x	80.8x
DDR Corp.	DDR	\$9.07	-27.6%	-40.6%	-50.0%	\$3,307	\$525	\$4,335	\$8,167	53%	\$964	\$622	-\$51	8.5x	13.1x	nm	13.7x	nm
EPR Properties	EPR	\$71.87	-2.4%	0.1%	-10.9%	\$5,292	\$6	\$2,603	\$7,901	33%	\$526	\$461	\$250	15.0x	17.1x	21.2x	15.4x	20.6x
Federal Realty Investment Trust	FRT	\$126.39	-5.3%	-11.1%	-23.7%	\$9,130	\$10	\$3,231	\$12,371	26%	\$821	\$526	\$249	15.1x	23.5x	36.6x	22.9x	39.3x
General Growth Properties, Inc	GGP	\$23.56	1.6%	-5.7%	-21.0%	\$20,794	\$242	\$12,844	\$33,880	38%	\$2,514	\$1,762	\$1,144	13.5x	19.2x	18.2x	16.1x	42.1x
Getty Realty Corp.	GTY	\$25.10	-0.7%	-1.5%	17.0%	\$869	\$0	\$281	\$1,149	24%	\$115	\$78	\$42	10.0x	14.7x	20.7x	14.2x	19.5x
Hospitality Properties Trust	HPT	\$29.15	-7.5%	-8.2%	1.2%	\$4,788	\$0	\$3,666	\$8,454	43%	\$2,082	\$749	\$213	4.1x	11.3x	22.5x	11.0x	27.2x
Kimco Realty Corporation	KIM	\$18.35	-16.9%	-27.1%	-41.5%	\$7,811	\$0	\$5,203	\$13,013	40%	\$1,175	\$765	\$255	11.1x	17.0x	30.6x	15.1x	31.2x
Kite Realty Group Trust	KRG	\$18.93	-12.0%	-19.4%	-32.5%	\$1,582	\$0	\$1,783	\$3,365	53%	\$361	\$224	\$12	9.3x	15.0x	133.4x	13.9x	141.6x
Pennsylvania Real Estate Investment Trust	PEI	\$11.32	-25.2%	-40.3%	-47.2%	\$789	\$0	\$1,729	\$2,519	69%	\$392	\$218	-\$69	6.4x	11.6x	nm	11.7x	nm
Ramco-Gershenson Properties Trust	RPT	\$12.90	-8.0%	-22.2%	-34.2%	\$1,024	\$92	\$1,208	\$2,324	52%	\$264	\$165	\$40	8.8x	14.1x	25.8x	14.1x	42.8x
Realty Income Corporation	O	\$55.18	-7.3%	-4.0%	-20.4%	\$15,067	\$0	\$5,830	\$20,897	28%	\$1,163	\$1,051	\$340	18.0x	19.9x	44.4x	19.2x	46.5x
Regency Centers Corporation	REG	\$62.64	-5.6%	-9.2%	-25.2%	\$10,654	\$75	\$3,392	\$14,121	24%	\$799	\$509	\$100	17.7x	27.7x	106.7x	20.8x	67.8x
Retail Opportunity Investments Corp.	ROIC	\$19.19	-8.7%	-9.2%	-11.4%	\$2,106	\$0	\$1,351	\$3,457	39%	\$255	\$163	\$36	13.6x	21.2x	59.3x	18.4x	61.2x
Saul Centers Inc.	BFS	\$57.98	-13.0%		-6.0%	\$1,247	\$180	\$1,019	\$2,445	42%	\$222	\$145	\$47	11.0x	16.9x	26.6x	15.7x	nm

Source: S&P Global Market Intelligence

Publicly Traded Companies

Commercial Real Estate (continued)

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Saul Centers Inc.	BFS	\$57.98	-5.9%	-13.0%	-6.0%	\$1,247	\$180	\$1,019	\$2,445	42%	\$222	\$145	\$47	11.0x	16.9x	26.6x	15.7x	nm
Simon Property Group Inc.	SPG	\$161.76	-6.0%	-9.0%	-25.4%	\$50,501	\$43	\$23,403	\$73,948	32%	\$5,490	\$4,021	\$1,762	13.5x	18.4x	28.7x	17.2x	25.0x
SL Green Realty Corp.	SLG	\$105.80	-0.8%	-1.6%	-0.6%	\$10,768	\$222	\$7,371	\$18,361	40%	\$1,532	\$871	\$124	12.0x	21.1x	86.7x	21.4x	199.4x
Tanger Factory Outlet Centers Inc.	SKT	\$25.98	-20.7%	-27.4%	-35.3%	\$2,483	\$0	\$1,722	\$4,205	41%	\$493	\$277	\$145	8.5x	15.2x	17.1x	14.5x	27.9x
Taubman Centers, Inc.	TCO	\$59.55	-9.8%	-19.5%	-19.7%	\$3,614	\$0	\$3,101	\$6,715	46%	\$606	\$312	\$102	11.1x	21.5x	35.5x	19.8x	52.2x
The Macerich Company	MAC	\$58.06	-9.8%	-18.0%	-32.0%	\$8,232	\$0	\$5,127	\$13,358	38%	\$1,069	\$636	\$147	12.5x	21.0x	56.1x	23.6x	71.8x
Urstadt Biddle Properties Inc.	UBA	\$19.80	-3.7%	-17.9%	-20.1%	\$725	\$204	\$338	\$1,267	27%	\$121	\$72	\$54	10.5x	17.7x	13.5x	17.3x	29.1x
Washington Real Estate Investment Trust	WRE	\$31.90	2.0%	-2.4%	1.4%	\$2,450	\$0	\$1,092	\$3,542	31%	\$318	\$183	\$100	11.1x	19.4x	24.6x	18.9x	88.6x
Weingarten Realty Investors	WRI	\$30.10	-9.9%	-15.9%	-26.3%	\$3,864	\$0	\$2,498	\$6,362	39%	\$571	\$368	\$191	11.1x	17.3x	20.3x	16.6x	23.8x
Median			-3.7%	-15.9%	-20.1%					31%				11.1x	17.7x	20.3x	17.3x	29.1x

Source: S&P Global Market Intelligence

Publicly Traded Companies

Commercial Real Estate (continued)

Company Name	Ticker	Price at 6/30/17	% Change			Market Cap	Pref. Stock	Debt	Ent. Value	Debt/ Total Cap.	LTM			LTM Multiple			Forward Multiples	
			QTD	YTD	LTM						Rev.	EBITDA	Net Income	EV / Rev	EV / EBITDA	Price / Earn.	EV / EBITDA	Price / Earn.
Property Management Companies																		
Acadia Realty Trust	AKR	\$27.80	-7.5%	-14.9%	-21.7%	\$2,356	\$0	\$2,142	\$4,498	48%	\$251	\$140	\$54	17.9x	32.1x	43.9x	27.6x	59.8x
CBRE Group, Inc.	CBG	\$36.40	4.6%	15.6%	37.5%	\$12,122	\$0	\$2,864	\$14,986	19%	\$13,341	\$1,264	\$695	1.1x	11.9x	17.4x	9.0x	14.2x
Jones Lang LaSalle Incorporated	JLL	\$125.00	12.2%	23.7%	28.3%	\$5,661	\$0	\$1,542	\$7,202	21%	\$7,313	\$652	\$303	1.0x	11.1x	18.7x	10.4x	15.1x
Kennedy-Wilson Holdings, Inc.	KW	\$19.05	-14.2%	-7.1%	0.5%	\$2,176	\$0	\$5,400	\$7,576	71%	\$726	\$235	\$24	10.4x	32.3x	91.4x	24.0x	nm
Realty Holdings Corp.	RLGY	\$32.45	8.9%	26.1%	11.8%	\$4,478	\$0	\$3,582	\$8,060	44%	\$6,010	\$758	\$244	1.3x	10.6x	18.4x	10.5x	18.7x
Median			-2.6%	9.5%	6.1%					58%				5.9x	21.5x	54.9x	17.2x	18.7x

Source: S&P Global Market Intelligence

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Contact a Mercer Capital professional to discuss your needs in confidence.

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