

# Types of Real Estate Investment Trusts (REITs)



## Equity REITs

Invest in Income-Producing Real Estate Properties Such as Office Buildings, Shopping Centers, and Apartments

## Mortgage REITs

Invest in Property Mortgages, Including Mortgage-Backed Securities and Loans, Earning Income From Interest on the Mortgages

## Hybrid REITs

Combine Investment Strategies of Equity and Mortgage REITs, Owning Both Income-Producing Properties and Mortgage Assets

# Real Estate Investment Trusts

**Stephanie Krewson-Kelly, Glenn R.  
Mueller**



## **Real Estate Investment Trusts:**

Educated REIT Investing Stephanie Krewson-Kelly, Glenn R. Mueller, 2020-09-03 Learn to invest in REITs with confidence and skill with this powerful resource Educated REIT Investing is the ultimate resource for investors financial advisors and students interested in learning how to invest in real estate investment trusts REITs one of the only asset classes to significantly outperform the S P 500 Index over the last 25 years Written by Stephanie Krewson Kelly and Glenn R Mueller PhD both accomplished REIT authors and investors with six decades of accumulated industry experience between them Educated REIT Investing provides all the basics and history then blends pragmatic strategies and advice with a thorough exploration of the fundamentals and nuances of the REIT industry Topics include Basic information about REITs and the REITs industry Terminology specific to the REIT industry explained in plain English Historical REIT industry performance tables and trading perspectives Analysis and equations needed to calculate key metrics used to identify the suitability of companies for investment purposes illustrated with simple examples This book is perfect for anyone looking for a straightforward easy to understand resource to establish or improve their understanding and analysis of real estate investment trusts

*Real Estate Investment Trusts* Su Han Chan, John Erickson, Ko Wang, 2003 This work provides the investing public real estate practitioners regulators and real estate and finance academics with up to date information on what modern scholarly research tells us about Real Estate Investment Trusts REITs REITs are credited to allow institutional and individual investors to invest in real estate via a corporate entity The increasing interest in REITs as indicated by their growth in market capitalization and institutional holdings in the United States and around the world suggests that REITs are becoming an increasingly important part of investors diversified portfolio

**The Complete Guide to Investing in REITs, Real Estate Investment Trusts** Mark Gordon, 2008 Currently there are nearly 200 publicly traded real estate investment trusts more commonly referred to as REITs in operation in the United States with a combined 500 billion in assets An estimated two thirds of REITS are traded on national stock exchanges A REIT is a real estate company that offers its shares to the public By doing so a REIT stock becomes like any other stock that represents the holder s ownership in a business However REITs have two distinct features REITs manage groups of income producing properties and must distribute 90 percent of profits as dividends The Complete Guide to Investing in REITs will teach you everything you need to know about REITs and how you can earn high rates of return In this book you will learn about publicly and privately held REITs Net Asset Value NAV Adjusted Funds From Operations AFFO Cash Available for Distribution CAD the benefits associated with REITS dividend reinvestment programs DRiPs capitalization rate equitization leverage positive spread investing securitization and straight lining You will also learn about equity mortgage and hybrid REITs and the more specific types including residential office industrial and retail The Complete Guide to Investing in REITs will walk you through finding the appropriate REIT for you This book will also teach you how to manage your REIT how to limit your personal risk how to understand REIT

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REITs have performed over the decades up against other asset classes Compare and contrast the various subsectors such as residential retail office healthcare self storage lodging technology and more to understand which ones can work better in your personal portfolio Perfect for personal and professional investors alike The Intelligent REIT Investor Guide is an invaluable guide to a crucial asset class that is often overlooked or poorly understood despite its undeniable impact on portfolios over the past 60 years

**Investing in REITs**, 2012 The consistency of REITs earnings and their high dividend yields together with the low correlation of REIT stock prices with prices of other asset classes make real estate investment trusts a unique opportunity for investors Drawing on more than thirty years of successful investing experience with REITs Ralph L Block has created the ultimate REIT guide This fully updated fourth edition explains the ins and outs of this attractive asset class for investors as well as financial planners and investment advisers to find what they need to know The new edition covers the changes in the real estate market and how the volatility of commercial real estate prices can affect REITs This new edition offers the following How to spot blue chip REITs and control investment risk How REITs compare with other investments How to build a diversified REIT portfolio directly or with REIT mutual funds Understanding the risk and reward dynamics of commercial real estate How to invest in non US REITs Important new developments and strategies in the REIT industry Provided by publisher

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Guide to Global Real Estate Investment Trusts Stefano Simontacchi,Uwe Stoschek,2015 The global listed property sector has been characterized by a variety of noteworthy developments over the recent past the proliferation of real estate investment trust type structures in countries around the world key among them Despite an uncertain economic environment REITs have proven their ability to promote institutional real estate investments in global financial markets This highly practical book features a comprehensive analysis of both the legal and tax underpinnings of REIT friendly legislation in a variety of the world s most significant jurisdictions With regard to the legal framework the structure and functioning of a REIT is carefully investigated and explained In terms of tax issues the book focuses on such key issues as REIT formation operation and liquidation mergers acquisitions and dispositions as well as planning for public and private REIT offerings and re securitizations REITs are inherently complex and their interplay with tax treaties further compounds the complexity This highly accessible yet authoritative work is the perfect decision making tool for any professional looking for perspective and guidance on the challenges and opportunities REITs engender      *Real Estate Investment Trusts Handbook* William A. Kelley,1998      **Real Estate Investment Trusts in Europe** Ramón Sotelo,Stanley McGreal,2013-12-11 Shortly before of the beginning of the global financial crisis of 2008 REITs were introduced in several European countries based on their success in mature markets like the US Australia and some Asian countries While the history of REITs in Europe has been

relatively brief REITs are well on the way to become an industry standard as a real estate investment financial vehicle not only in Europe but throughout the developed world This book provides both academics and decision makers an introduction to the economics of REITs beyond tax transparency an overview of the mature REITs markets and a closer reflection of the development of different REIT structures in Europe including the history regulation and markets of each country **REIT**

**Fact Book** National Association of Real Estate Investment Trusts,1974 **Real Estate Investment Trusts - I.** ,1970

**Real Estate Investment Trusts** Commerce Clearing House,1960 **Real Estate Investment Trusts** Su Han Chan,John Erickson,Ko Wang,2003 This work provides the investing public real estate practitioners regulators and real estate and finance academics with up to date information on what modern scholarly research tells us about Real Estate Investment Trusts REITs REITs are credited to allow institutional and individual investors to invest in real estate via a corporate entity The increasing interest in REITs as indicated by their growth in market capitalization and institutional holdings in the United States and around the world suggests that REITs are becoming an increasingly important part of investors diversified portfolio *Getting Started in Real Estate Investment Trusts* Richard Imperiale,2006-10-06 **EVERYTHING YOU NEED TO KNOW ABOUT REITS GETTING STARTED IN REAL ESTATE INVESTMENT TRUSTS** Real Estate Investment Trusts REITs offer small investors the chance to participate in a broad range of real estate opportunities across most major property sectors and geographic locations But to make the most out of this proven investment vehicle you must first gain a firm understanding of it *Getting Started in Real Estate Investment Trusts* provides an accessible introduction to the benefits and performance characteristics of REITs and examines the role they play in a well diversified investment portfolio Divided into three comprehensive parts *Getting Started in Real Estate Investment Trusts* covers a wide variety of issues within this field including The legal and financial history of REITs How REITs behave as an investment class and how they are best integrated into an investor s portfolio The fundamental economic issues that affect real estate and how they impact REITs Specific methods for analyzing REITs as an investment Different types of REITs residential office industrial retail property and more Filled with in depth insight and practical advice *Getting Started in Real Estate Investment Trusts* is a valuable road map to an investment that can help stabilize and grow your portfolio for years to come

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## **Table of Contents Real Estate Investment Trusts**

1. Understanding the eBook Real Estate Investment Trusts
  - The Rise of Digital Reading Real Estate Investment Trusts
  - Advantages of eBooks Over Traditional Books
2. Identifying Real Estate Investment Trusts
  - Exploring Different Genres
  - Considering Fiction vs. Non-Fiction
  - Determining Your Reading Goals
3. Choosing the Right eBook Platform
  - Popular eBook Platforms
  - Features to Look for in an Real Estate Investment Trusts
  - User-Friendly Interface
4. Exploring eBook Recommendations from Real Estate Investment Trusts
  - Personalized Recommendations
  - Real Estate Investment Trusts User Reviews and Ratings
  - Real Estate Investment Trusts and Bestseller Lists
5. Accessing Real Estate Investment Trusts Free and Paid eBooks



- Real Estate Investment Trusts Public Domain eBooks
- Real Estate Investment Trusts eBook Subscription Services
- Real Estate Investment Trusts Budget-Friendly Options
- 6. Navigating Real Estate Investment Trusts eBook Formats
  - ePub, PDF, MOBI, and More
  - Real Estate Investment Trusts Compatibility with Devices
  - Real Estate Investment Trusts Enhanced eBook Features
- 7. Enhancing Your Reading Experience
  - Adjustable Fonts and Text Sizes of Real Estate Investment Trusts
  - Highlighting and Note-Taking Real Estate Investment Trusts
  - Interactive Elements Real Estate Investment Trusts
- 8. Staying Engaged with Real Estate Investment Trusts
  - Joining Online Reading Communities
  - Participating in Virtual Book Clubs
  - Following Authors and Publishers Real Estate Investment Trusts
- 9. Balancing eBooks and Physical Books Real Estate Investment Trusts
  - Benefits of a Digital Library
  - Creating a Diverse Reading Collection Real Estate Investment Trusts
- 10. Overcoming Reading Challenges
  - Dealing with Digital Eye Strain
  - Minimizing Distractions
  - Managing Screen Time
- 11. Cultivating a Reading Routine Real Estate Investment Trusts
  - Setting Reading Goals Real Estate Investment Trusts
  - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Real Estate Investment Trusts
  - Fact-Checking eBook Content of Real Estate Investment Trusts
  - Distinguishing Credible Sources
- 13. Promoting Lifelong Learning
  - Utilizing eBooks for Skill Development

- Exploring Educational eBooks

### 14. Embracing eBook Trends

- Integration of Multimedia Elements
- Interactive and Gamified eBooks

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