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Presented by



Rainmaker Media Group, LLC

Publisher of Realty Stock Review,
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CONTINUING EDUCATION

The multiple-choice questions listed below will test your knowledge of the REIT University course you have just completed. Take your time and choose the most appropriate answer. There is only one correct response for each question. Once you have completed this test, click on the **Submit** button to register your answers. Then follow the instructions that will appear on your screen. If you pass the test, you will generate a certificate stating that you successfully completed this course and are eligible to receive **1 hour of continuing education credit**.



REIT Performance: A New Definition

1. Which of the following is not one of the five measures of REIT performance advocated by this course?

- A. Dividend yield
- B. Price/earnings multiple
- C. Correlation with other asset classes
- D. Annual return

2. In 2001, how did REITs' average annual return stack up against the broad stock market, as represented by the S&P 500?

- A. They outperformed by almost 26 percentage points
- B. They outperformed by 12 percentage points
- C. They by outperformed by 1 percentage point
- D. They underperformed by 5 percentage points

3. Which of the following is not a key measure of performance?

- A. Dividend yield
- B. Net asset value
- C. Correlation with other asset classes
- D. Dividend contribution to total return

4. From 1979 through 2001, dividends accounted for what share of REITs' total return?

- A. 12%
- B. 27%
- C. 37%
- D. 50%

5. From 1979 through 2001, dividends accounted for what share of the S&P 500's total return?

- A. 12%
- B. 27%
- C. 37%
- D. 50%

6. From 1979 through 2001, REITs displayed a negative correlation with the bond market, as represented by the Lehman Long Treasury Bond Index.

- A. True
- B. False

7. From 1979 through 2001, REITs displayed what correlation with stocks, as measured by the S&P 500?

- A. +0.35
- B. +0.23
- C. -0.23
- D. -0.54

8. In the aggregate, the percentage of total revenues U.S. business pays in rent fluctuates widely from year to year.

- A. True
- B. False

9. The Sharpe factor measures:

- A. A stock's market volatility
- B. A bond's yield to maturity
- C. Return adjusted for risk
- D. REITs' performance vs. returns from the private real estate market

10. REITs make up what percentage of the ideal portfolio maximizing the Sharpe ratio?

- A. 17%
- B. 34%
- C. 50%
- D. 66%

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