

**FOR IMMEDIATE RELEASE**

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## Property Values Mostly Unchanged

Newport Beach, CA, March 6, 2019 — The Green Street Commercial Property Price Index increased by 0.3% in February. Over the past twelve months, the index increased by a little less than 2%.

“The equity markets have been making some noise, but in the commercial property space things have been quiet — pricing has barely moved over the past few months,” said Peter Rothemund, Managing Director at Green Street Advisors. “With stocks and other risk assets clawing back their fourth-quarter losses, it’s likely that we’ll see more of the same this year.”

### **About the Green Street Commercial Property Price Index**

Green Street’s Commercial Property Price Index is a time series of unleveraged U.S. commercial property values that captures the prices at which commercial real estate transactions are currently being negotiated and contracted. Features that differentiate this index are its timeliness, its emphasis on high-quality properties, and its ability to capture changes in the aggregate value of the commercial property sector.

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# Commercial Property Price Index

March 6, 2019

DJIA: 25,806 | RMZ: 1187 | 10-Yr Treasury Note: 2.72%



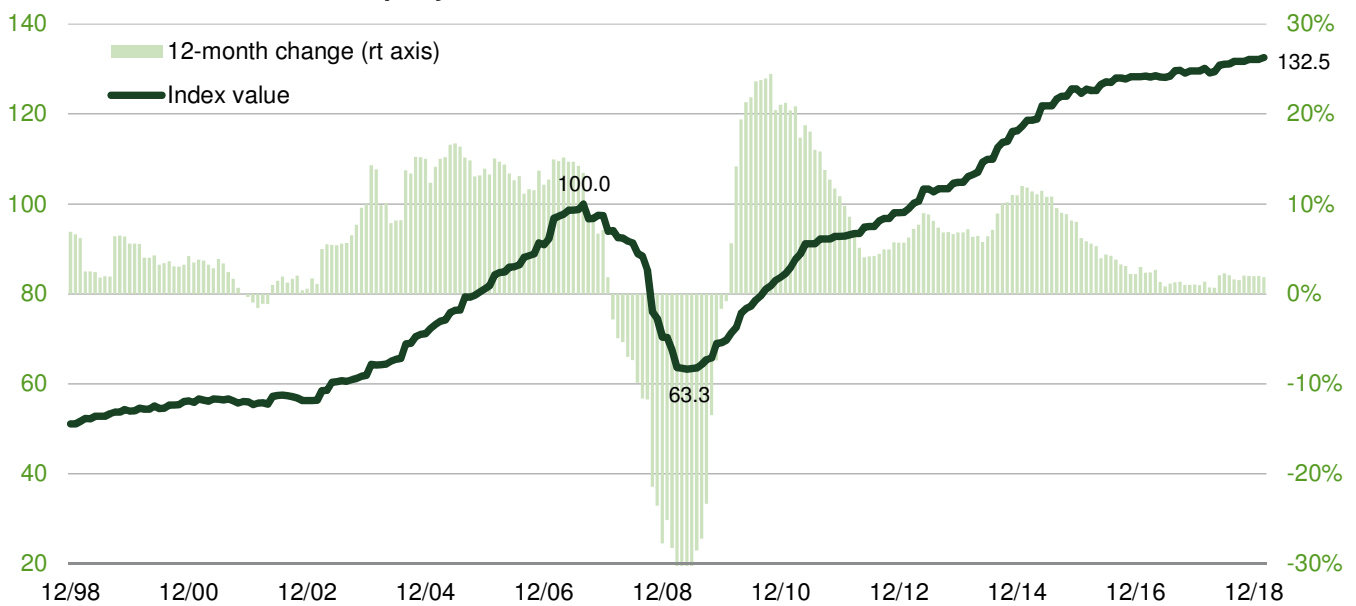
Green Street Advisors

## Green Street CPPI: All-Property Index

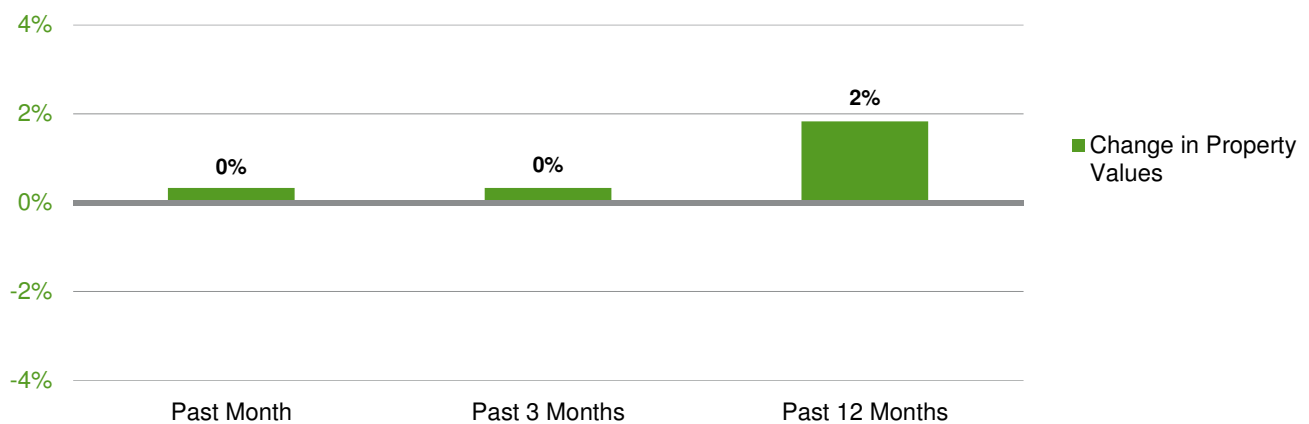
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Green Street Commercial Property Price Index



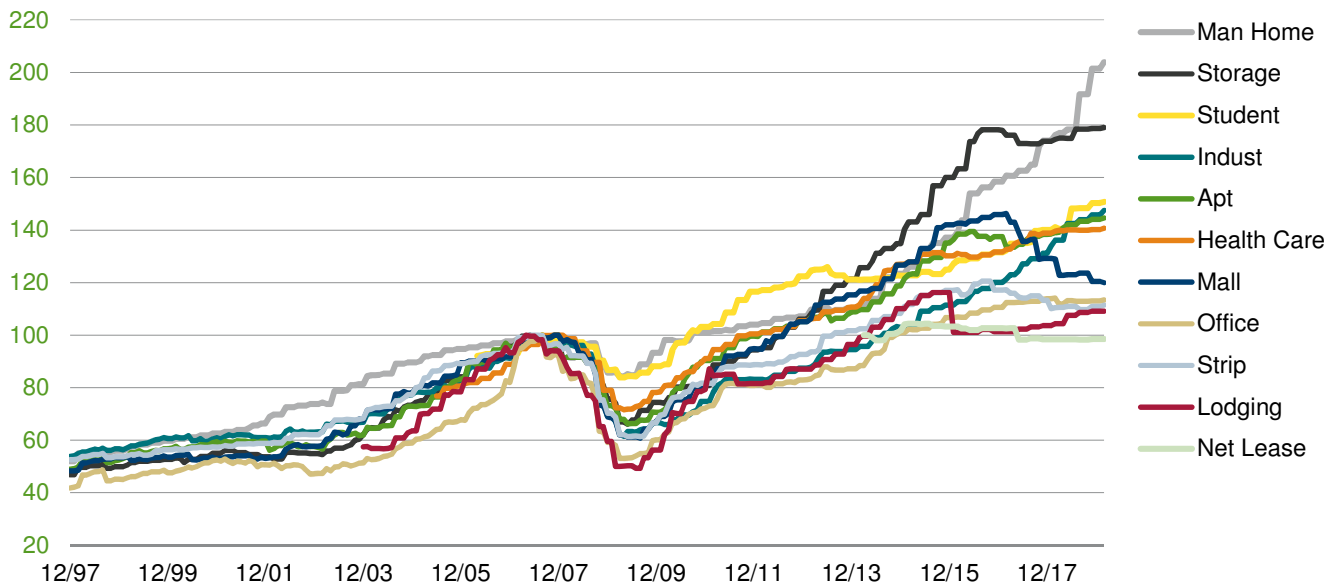
Change in Commercial Property Values



## Green Street CPPI: Sector-Level Indexes

	Index Value	Change in Commercial Property Values		
		Past Month	Past 3 Mos	Past 12 Mos
All Property	132.5	0%	0%	2%
Core Sector	130.5	0%	0%	2%
Apartment	144.6	0%	0%	4%
Industrial	147.5	1%	1%	8%
Mall	119.9	0%	0%	-7%
Office	113.4	0%	0%	-1%
Strip Retail	111.4	0%	0%	1%
Health Care	140.7	0%	0%	1%
Lodging	109.2	0%	0%	5%
Manufactured Home Park	203.9	1%	1%	16%
Net Lease	98.5	0%	0%	0%
Self Storage	179.0	0%	0%	3%
Student Housing	150.7	0%	0%	7%

### Green Street Property Sector Indexes



All Property: retail (20%), office (17.5%), apartment (15%), health care (15%), industrial (10%), lodging (7.5%), net lease (5%), self storage (5%), manufactured home park (2.5%), student housing (2.5%). Retail is mall (50%) & strip retail (50%).  
 Core Sector: apartment (25%), industrial (25%), office (25%), and retail (25%)  
 Health care: medical office (30%), senior housing operating properties (25%), senior housing net leased (20%), skilled nursing (15%), and life science (10%)

## Green Street Commercial Property Price Index Fact Sheet

Green Street's Commercial Property Price Index is a time series of unleveraged U.S. commercial property values that captures the prices at which commercial real estate transactions are currently being negotiated and contracted. Features that differentiate this index are its timeliness, its emphasis on high-quality properties, and its ability to capture changes in the aggregate value of the commercial property sector.

### Key Attributes of Green Street's Commercial Property Price Index

- **Institutional Quality:** The index is based on Green Street's frequently updated estimates of price appreciation of the property portfolios owned by the REITs in its U.S. coverage universe. It is driven by the NAV models maintained by the research team, which, in turn, are driven primarily by changes in market cap rates and NOI growth prospects. Since REITs own high-quality properties, the index measures the value of institutional-quality commercial real estate.
- **Timeliness:** Other indices, based on either closed transactions or formal appraisals, reflect market prices from several months earlier. Also, the Green Street index value for a given month is released within days of month-end, whereas other indices have a sizable lag.
- **Gauge of Aggregate Values:** Akin to familiar stock price indices (e.g., S&P 500), asset value weighting provides a gauge of aggregate (as opposed to average) values. Equal-weighted indices, by contrast, put the same emphasis on a small suburban strip center as they do a trophy Manhattan office building.

Peter Rothemund, CFA

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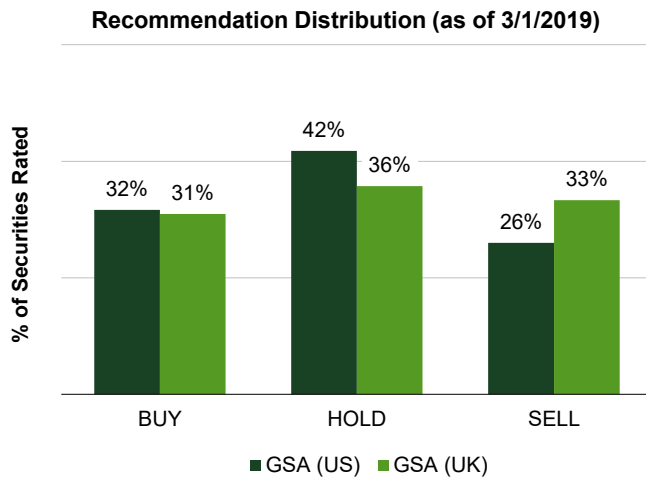
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**Total Return of Green Street's Recommendations<sup>1,2</sup>**

Year <sup>3</sup>	Buy	Hold	Sell	Universe
2019 YTD	14.5%	13.2%	12.3%	13.4%
2018	-5.1%	-6.6%	-9.2%	-7.0%
2017	6.4%	0.2%	2.1%	2.6%
2016	14.9%	14.7%	13.1%	14.4%
2015	8.3%	0.9%	-1.7%	2.4%
2014	41.6%	31.5%	27.3%	33.3%
2013	4.1%	0.6%	1.7%	2.2%
2012	24.5%	24.7%	18.9%	23.0%
2011	18.9%	7.6%	-4.7%	7.6%
2010	43.3%	32.8%	26.6%	33.8%
2009	59.0%	47.7%	6.0%	37.9%
2008	-28.1%	-30.9%	-52.6%	-37.3%
2007	-6.9%	-22.4%	-27.8%	-19.7%
2006	45.8%	29.6%	19.5%	31.6%
2005	26.3%	18.5%	-1.8%	15.9%
2004	42.8%	28.7%	16.4%	29.4%
2003	43.3%	37.4%	21.8%	34.8%
2002	17.3%	2.8%	2.6%	5.4%
2001	34.9%	19.1%	13.0%	21.1%
2000	53.4%	28.9%	5.9%	29.6%
1999	12.3%	-9.0%	-20.5%	-6.9%
1998	-1.6%	-15.1%	-15.5%	-12.1%
1997	36.7%	14.8%	7.2%	18.3%
1996	47.6%	30.7%	18.9%	32.1%
1995	22.9%	13.9%	0.5%	13.5%
1994	20.8%	-0.8%	-8.7%	3.1%
1993	27.3%	4.7%	8.1%	12.1%
<b>Cumulative Total Return</b>	<b>18374.8%</b>	<b>1245.2%</b>	<b>35.4%</b>	<b>1471.1%</b>
<b>Annualized</b>	<b>22.2%</b>	<b>10.5%</b>	<b>1.2%</b>	<b>11.1%</b>

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*Green Street will furnish upon request available investment information regarding the recommendation*

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