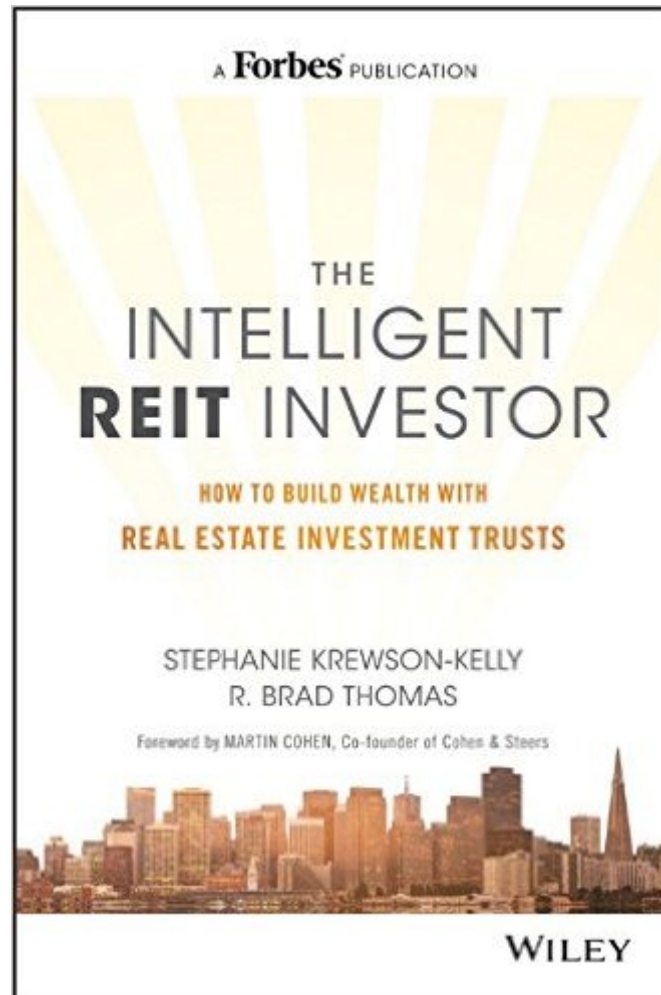


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# The Intelligent REIT Investor: How To Build Wealth With Real Estate Investment Trusts



## Synopsis

The go-to guide for smart REIT investing The Intelligent REIT Investor is the definitive guide to real estate investment trusts, providing a clear, concise resource for individual investors, financial planners, and analysts—anyone who prioritizes dividend income and risk management as major components to wealth-building. Later this year, the REIT industry will experience a watershed event when Standard & Poors creates a new Global Industry Classification Standard (GICS) sector called Real Estate. On September 1st, publicly traded equity REITs will be removed from Financials, where they have been classified since their creation in 1960, and begin trading as their own S&P Sector. This separation from banks and financial institutions already is attracting new investors, but REITs require an industry-specific knowledge that is neither intuitive or readily accessible to newcomers—until now. Using straightforward language and simple example to illustrate important concepts, this book will enable any reader to quickly learn and understand the lexicon and valuation techniques used in REIT investing, providing a wealth of practical resources that streamline the learning process. The discussion explains terminology, metrics, and other key points, while examples illustrate the calculations used to evaluate opportunities. A comprehensive list of publicly-traded REITs provides key reference, giving you access to an important resource most investors and stockbrokers lack. REITs are companies that own or finance commercial rental properties, such as malls and apartment buildings. Despite historically high total returns relative to other investments, such as the Nasdaq or S&P 500 index, most investors are unfamiliar with the REIT industry, and wary of investing without adequate background. This book gets you up to speed on the essentials of REIT investing so you can make more informed—and profitable—decisions. Understand REITs processes, mechanisms, and industry Calculate key metrics to identify suitable companies Access historical performance tables and industry-specific terminology Identify publicly-traded REITs quickly and easily REITs have consistently outperformed many more widely known investments. Over the past 15-year period, for example, REITs returned an average of 11% per year, better than all other asset classes. Since 2009, REITs have enjoyed positive returns; large cap stocks and cash are the only other classes that paralleled that record. Even in 2015, a 'year of fear' related to rising rates, REITs returned 2.4%, beating most all other asset classes. REITs have a long history (over fifty years) of performance, and are about to enter the big leagues. If you feel like you've been missing out, don't keep missing out. Prepare yourself, and your portfolio, to benefit from the demand for REITs that will follow the creation of a Real Estate GICS sector. The Intelligent REIT Investor gives you the information you need to invest wisely and manage your real estate risk effectively. By maintaining a tactical exposure in the brick and mortar asset class, investors should

benefit from the information contained in The Intelligent REIT Investor. Join the REIT world and look forward to owning stocks that will help you to sleep well at night.

## Book Information

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## Customer Reviews

Very informative book on REIT stock investing. Brad Thomas is extremely knowledgeable and provides great insight on the various REIT subsectors. Worth the money for anyone interested in learning more about REIT stocks

This book was published in August 2016 right just before the September introduction of a separate SPDR ETF for REITs (ticker: XLRE). Previously, REITs were part of the SPDR Financial Sector (XLF). Over the 2001 to 2015 period, REITs have delivered an average annual of return of 11% clearly outpacing the returns of the S&P 500 and NASDAQ Composite by six percentage points a year – a truly remarkable result. Based on the extensive experience of the authors, their expertise is clearly evident in their writing style and content. This book offers a comprehensive review of the REIT universe including all its critical aspects and intricacies. The focus is to provide investors with the knowledge they need to select the best REITs for their portfolios. The key to understanding REITs is the first study the terminology and then review the valuation techniques including the risks and rewards. There is a 9-page glossary provided to define the key terms. The authors clearly illustrate how to analyze different property type, as well as understand the research reports and other information available. For those investors interested in the performance history of REITs and valuation metrics, this book covers those topics in detail. There is also a listing of seven additional books along with a handful of useful websites to provide additional education. Moreover, there is an

8-page company listing of all REITs indicating their type (equity or mortgage) and their ticker symbols. In addition there is a 10-page listing sorted by 17 categories (e.g., diversified, specialty, data center, timber, etc.) showing the company name, ticker, headquarters location and website address. In summary, the comprehensive, clearly written book is highly recommended to anyone who plans to invest in this sector. Knowledge is power and will ultimately lead to better investment results for those who put the time in.

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