

CRSP/ZIMAN REAL ESTATE DATA SERIES RELEASE NOTES

JUNE 2015 MONTHLY/QUARTERLY UPDATE

FILE VERSION SPECIFICS

- The CRSP/Ziman Real Estate Data Series contains data through June 2015, shipped in July.
- The data series contains 614 securities of which 228 are currently trading. The date range is from 19800102-20150630.
- This release that may be installed on three platforms: Windows, Linux, and Sun. ASCII and SAS versions of the data series are available for all three platforms and in addition, a Microsoft Access database is available for Windows. The Zip files available for download include a version for each different set of files, found in the table in the zip file structure section below.

RESEARCH AND PROGRAMMING NOTES

Prices and indexes in this product begin in January of 1980. This is true even when the Ziman REIT Info table states that the REIT was in existence prior to 1980.

The base year for the CRSP/Ziman Indexes is 12/30/1994, at which point they are set to a value of 100. This differs from CRSP Market Indexes which are set to 100 on 12/29/1972.

Due to some inconsistent trading early in the time series, a few additional rules were implemented to improve the continuity of the portfolios used to calculate the indexes. Please refer to Chapter 2 of the CRSP/Ziman Real Estate Data Series Guide for an explanation of universe and price selection criteria.

201506 REIT SUMMARY

CRSP ADDS, DELISTS, AND CHANGES:

PERMNO	COMPANY NAME	TICKER	CUSIP	START DATE	END DATE
ADDS					
15455	Global Net Lease Inc	GNL	37937810	6/2/2015	6/30/2015
HISTORICAL CHANGES					
15338	Apple Hospitality REIT Inc	APLE	03784Y20	5/18/2015	6/30/2015
14489	Ladder Capital Corp	LADR	50574310	1/2/2015	6/30/2015
PERMNO 14489 (LADDER CAPITAL CORP) had a BEGDT change from 20150203 to 20150102.					
PERMNO 15338 (APPLE HOSPITALITY REIT INC) had a BEGDT change from 20150508 to 20150518.					

CRSP DATABASE CHANGES:

PERMNO	COMPANY NAME	DESCRIPTION
13700	WHEELER REAL ESTATE INV TR INC	had a shares outstanding change to 7842 from 7841 from 20150431-20150529.
89617	EQUINIX INC	had a shares outstanding change to 56923 from 56922 from 20150431-20150529.

201505 REIT SUMMARYCRSP ADDS, DELISTS, AND CHANGES:

PERMNO	COMPANY NAME	TICKER	CUSIP	START DATE	END DATE
ADDS					
15343	COMMUNITY HEALTHCARE TR INC	CHCT	20369C10	5/21/2015	5/29/2015
15338	APPLE HOSPITALITY REIT INC	APLE	03784Y20	5/18/2015	5/29/2015
HISTORICAL CHANGES					
14489	Ladder Capital Corp	LADR	50574310	1/2/2015	5/29/2015
PERMNO 14489 (LADDER CAPITAL CORP) had a BEGDT change from 20150203 to 20150102.					

CRSP DATABASE CHANGES:

PERMNO	COMPANY NAME	DESCRIPTION
13003	AMERICAN REALTY CAPITAL PROP INC	had a shares outstanding change to 905,135 from 905,194 from 20150331-20150430.
13700	WHEELER REAL ESTATE INV TR INC	had a shares outstanding change to 7,841 from 7,513 from 20150331-20150430.
13752	CYRUSONE INC	had a shares outstanding change to 39,059 from 39,063 from 20150331-20150430.
14252	GAMING AND LEISURE PROPERTIES INC	had a shares outstanding change to 114,213 from 113,662 from 20150331-20150430.
14651	CARETRUST REIT INC	had a shares outstanding change to 31,341 from 31,565 from 20150331-20150430.
14709	UNITED DEVELOPMENT FUNDING IV	had a shares outstanding change to 30,639 from 30,635 from 20150331-20150430.
15323	NATIONAL STORAGE AFFILIATES TR	had a shares outstanding change to 20,000 from 42,131 from 20150331-20150430.
49744	POTLATCH CORP NEW	had a shares outstanding change to 40,677 from 40,605 from 20150331-20150430.
80014	C I M COMMERCIAL TRUST CORP	had a shares outstanding change to 97,584 from 97,582 from 20150331-20150430.
81087	SUPERTEL HOSPITALITY INC MD	had a shares outstanding change to 4,928 from 4,696 from 20150331-20150430.
83879	LAMAR ADVERTISING CO NEW	had a shares outstanding change to 81,708 from 80,933 from 20150331-20150430.
89617	EQUINIX INC	had a shares outstanding change to 56,922 from 56,474 from 20150331-20150410.
89823	GLADSTONE COMMERCIAL CORP	had a shares outstanding change to 20,460 from 20,359 from 20150331-20150430.
90214	NEW YORK MORTGAGE TRUST INC	had a shares outstanding change to 107,952 from 106,304 from 20150331-20150430.
90498	TRADE STREET RESIDENTIAL INC	had a shares outstanding change to 36,699 from 36,698 from 20150331-20150430.
90506	SOTHERLY HOTELS INC	had a shares outstanding change to 10,707 from 10,607 from 20150331-20150430.
92343	RETAIL OPPORTUNITY INVST CORP	had a shares outstanding change to 93,817 from 93,307 from 20150331-20150430.
92680	AMERICAN CAPITAL AGENCY CORP	had a shares outstanding change to 352,800 from 352,789 from 20150331-20150430.

201504 REIT SUMMARY

CRSP ADDS, DELISTS, AND CHANGES:

PERMNO	COMPANY NAME	TICKER	CUSIP	START DATE	END DATE
ADDS					
15279	COMMS SALES & LEASING INC	CSAL	20341J10	4/27/2015	4/30/2015
15323	NATIONAL STORAGE AFFILIATES TR	NSA	63787010	4/23/2015	4/30/2015
15231	NEXPOINT RESIDENTIAL TRUST INC	NXRT	65341D10	4/1/2015	4/30/2015
DELISTS					
13803	AVIV REIT INC	AVIV	05381L10	3/21/2013	4/1/2015

CRSP DATABASE CHANGES:

PERMNO	COMPANY NAME	DESCRIPTION
13003	AMERICAN REALTY CAPITAL PROP INC	Had a shares outstanding change to 905,239 from 905,530 from 20141231-20150331.
13752	CYRUSONE INC	Had a shares outstanding change to 39,063 from 38,639 for the month of 20150331.
89617	EQUINIX INC	Had a shares outstanding change to 56,474 from 56,451 from 2150130-20150331.
90506	SOTHERLY HOTELS INC	Had a shares outstanding change to 10,607 from 10,571 from 20150227-20150331.

DELIVERY METHOD, INSTALLS, AND DATA FORMATS

DELIVERY

CRSP data delivery for all products is available through the “Cloud.” By utilizing IPSwitch’s MOVEit Cloud product (<https://crsp.moveitcloud.com>), you can download data products either on demand, or with scheduled processes.

ZIP INSTALLS

CRSP uses a zip process for data installation. ZIP utilities that are standard on all platforms should work to unzip the databases. On Windows computers, CRSP recommends using 7-ZIP, which can be downloaded from this site: <http://www.7-zip.org/>

Several important items to note:

- All directories are extracted to lower case letters. For example: C:\crspdata\raz201308
- All Windows Users: Extracting a zipped file does not create an installed program in Windows. It will not show in the Windows Control Panel. When uninstalling the data, just delete the directories that contain the detailed files

Red Hat Linux Users: If your version of Red Hat is earlier than 6.0, you will need to install an updated version of the “File Roller” program in order to install the data.

ZIP FILE STRUCTURE AND PROCESS:

Three separate zip files need to be unzipped separately. Unzip the files into the root or home or your target directory. For example, c:\ in Windows; /home for Linux and Solaris. The unzip process will create the \crspdata subdirectory.

Note that the destination directories have also changed as part of this process:

ZIP FILE ON DISK	DESCRIPTION	INSTALL PATH
razyyyyymm_ascii	ASCII files	\crspdata\razyyyyymm_ascii
razyyyyymm_msaccess	MS Access tables	\crspdata\razyyyyymm_msaccess
razyyyyymm_sas	SAS files	\crspdata\razyyyyymm_sas

Contact CRSP Client Services for assistance at support@crsp.chicagobooth.edu or call 312-263-6400, Option 2.

SYSTEM REQUIREMENTS

- SAS version 8 or higher, Microsoft Access, or an analytical tool of your choice
- Sufficient disk space to load and manipulate the data series.*

DATA SERIES FORMAT	MONTHLY DATA SERIES	DAILY/MONTHLY DATA SERIES
ASCII	11.3 MB	240 MB
Microsoft Access	11.0 MB	206 MB
SAS V 9.1	12.9 MB	255 MB

*Additional disk space will be needed for data manipulation.

FILE NAME SPECIFICATIONS AND INSTALLATION

ASCII

All files contain variable-width records, ending with line-feeds, with pipe-delimited “|” fields. There are no header records. See Table Definitions in Chapter 3 for field order in each file.

FILE NAME	DESCRIPTION
crsp_daily_data.txt*	daily REIT security data
crsp_header.txt	security REIT header data
crsp_monthly_data.txt	monthly REIT security data
crsp_names.txt	security name history of REITS
crsp_ziman_daily_index.txt*	daily index results
crsp_ziman_monthly_index.txt	monthly index results
index_type_map.txt	definitions of REIT indexes and characteristics
price_type.txt	definitions of available price types
Property_type.txt	definitions of available REIT property types
reit_type.txt	definitions of available REIT categories
sub_property_type.txt	definitions of available REIT property subtypes
ziman_reit_info.txt	REIT information

SAS

Column names and labels are embedded in the data sets. The full descriptions for fields can be found in the table definitions section of Chapter 3.

FILE NAME	DESCRIPTION
crsp_daily_data.sas7bdat*	daily REIT security data and index
crsp_daily_data.sas7bndx*	
crsp_header.sas7bdat	security REIT header data and index
crsp_header.sas7bndx	
crsp_monthly_data.sas7bdat	monthly REIT security data and index
crsp_monthly_data.sas7bndx	
crsp_names.sas7bdat	security name history of REITS and index
crsp_names.sas7bndx	
crsp_ziman_daily_index.sas7bdat*	daily index results and index
crsp_ziman_daily_index.sas7bndx*	
crsp_ziman_monthly_index.sas7bdat	monthly index results and index
crsp_ziman_monthly_index.sas7bndx	
index_type_map.sas7bdat	definitions of REIT indexes and characteristics
price_type.sas7bdat	definitions of available price types
Property_type.sas7bdat	definitions of available REIT property types
reit_type.sas7bdat	definitions of available REIT categories
sub_property_type.sas7bdat	definitions of available REIT property subtypes
ziman_reit_info.sas7bdat	REIT information and index
ziman_reit_info.sas7bndx	

MSACCESS

A Microsoft Access database is provided named `reit_db.mdb` containing all data tables. The database is in Access 2000 file format. The design view menu within Access can be used to view available fields, data types, and descriptions.