

CRSP/ZIMAN REAL ESTATE DATA SERIES RELEASE NOTES

DECEMBER 2010 QUARTERLY UPDATE

FILE VERSION SPECIFICS

- The CRSP/Ziman Real Estate Data Series contains data through December 2010.
- The data series contains 527 securities of which 163 are currently trading.
- There is one DVD included with 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.
- Installation is done with InstallAnywhere®. Because files are compressed, in order to access them, they must first be installed on your computer.

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.

201012 REIT INDEXES SUMMARY

CRSP DATABASE CHANGES

PERMNO 85472 (INVESTORS REAL ESTATE TRUST) had a shares outstanding change from 78158 to 78552 for 20100903-20101028 and from 78158 to 79093 for 20101029-20101130

PERMNO 90092 (SABRA HEALTHCARE REIT INC) had a shares outstanding change from 8319 to 24932 for 20101116-20101130

PERMNO 92620 (HATTERAS FINANCIAL CORP) had a price change from 30.80 to 30.81 on 20101126

PERMNO 92111 (CARE INVESTMENT TRUST INC) added a delisting price of \$7.00 on 20100827

INDEXES DIFFS:

(any change over 5% for 1000800 and 1000850, except new adds and drops, or any suspicious change in returns, usdval or usdcnt for any indno)

Daily:

INDNOs 1000803 & 1000853 had an absolute value change of 42.15% for usdvals on 20100827 due to a next price added to PERMNO 92111 (CARE INVESTMENT TRUST INC)'s delisting array on 20100827

INDNOs 1000803 & 1000853 had an absolute value change of 20.00% for usdcnts on 20100827 due to a next price added to PERMNO 92111 (CARE INVESTMENT TRUST INC)'s delisting array on 20100827

INDNOs 1000806 & 1000856 had an absolute value change of 8.33% for usdcnts on 20100827 due to a next price added to PERMNO 92111 (CARE INVESTMENT TRUST INC)'s delisting array on 20100827

Monthly:

INDNOs 1000803 & 1000853 had an absolute value change of 51.65% for usdvals on 20100831 due to a next price added to PERMNO 92111 (CARE INVESTMENT TRUST INC)'s delisting array on 20100827

INDNOs 1000803 & 1000853 had an absolute value change of 20.00% for usdcnts on 20100831 due to a next price added to PERMNO 92111 (CARE INVESTMENT TRUST INC)'s delisting array on 20100827

INDNOs 1000806 & 1000856 had an absolute value change of 8.33% for usdcnts on 20100831 due to a next price added to PERMNO 92111 (CARE INVESTMENT TRUST INC)'s delisting array on 20100827

INDNOs 1000803 & 1000853 had an absolute value change of 6.69% & 6.95%, respectively, for treturns on 20100831 due to a next price added to PERMNO 92111 (CARE INVESTMENT TRUST INC)'s delisting array on 20100827

201011 REIT INDEXES SUMMARY**CRSP ADDS, DELISTS AND CHANGES**

PERMNO 90092 (SABRA HEALTHCARE REIT INC) added on 20101116

CRSP DATABASE CHANGES

PERMNO 52214 (MISSION WEST PPTYS INC MD) had a shares outstanding change from 21959 to 22013 for the period 20100930-20101108

PERMNO 81087 (SUPERTEL HOSPITALITY INC) had a shares outstanding change from 22869 to 22918 for the period 20100930 - 20101130

PERMNO 89823 (GLADSTONE COMMERCIAL CORP) had a shares outstanding change from 8545 to 8605 for the period 20100930 - 20101130

PERMNO 90214 (NEW YORK MORTGAGE TRUST INC) had a shares outstanding change from 9419 to 9425 for the period 20100930 - 20101130

PERMNO 91285 (VESTIN REALTY MORTGAGE II INC) had a shares outstanding change from 13513 to 13322 for the period 20100930 - 20101130

PERMNO 91373 (VESTIN REALTY MORTGAGE I INC) had a shares outstanding change from 6489 to 6444 for the period 20100930 - 20101130

201010 REIT INDEXES SUMMARY**CRSP ADDS, DELISTS AND CHANGES**

PERMNO 12323 (CAMPUS CREST COMMUNITIES INC) added on 20101014

CRSP DATABASE CHANGES

PERMNO 92680 (AMERICAN CAPITAL AGENCY CORP) had a shares outstanding change from 36459 to 38967 for the period 20100915-20100930.

SYSTEM REQUIREMENTS

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

DATA SERIES FORMAT	MONTHLY DATA SERIES	DAILY/MONTHLY DATA SERIES
ASCII	9.68 MB	205 MB
Microsoft Access	9.41 MB	175 MB
SAS V 9.1	11.1 MB	217 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

* present in daily/monthly product only

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	

* present in Daily/Monthly product only

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.

DATA INSTALLATION

1. Instructions and screen shots for installation are written for Windows. Differences related to Linux and Sun are noted where applicable.

WINDOWS:

To install data, insert your CD into the drive and from the Start Menu, select Run `d:\setupwin32.exe`. Click **OK** to proceed.

LINUX:

Upon insertion of the CD, a file manager will open with the file, `SETUPLINUX.BIN`. Double click on this setup file and run in a terminal to begin the installation process.

SUN:

Upon insertion of the CD, a file manager will open with the file, `SETUPSOLARIS.BIN`. Double click on this file to begin the installation process.

2. After clicking on **Next** on the Welcome screen, scroll through and read the CRSP Data and Utilities Agreement. Click to accept the terms and select **Next**.

3. WINDOWS:

The default directory for the data installation is `c:\crspdata\RAZyyyyymm` for daily/monthly and `c:\crspdata\RMZyyyyymm` for monthly only. You may accept or modify the location. Click **Next**.

LINUX AND SUN:

The default directory for the data installation is /crspdata/RA (or M) Zyyyymm. You must create a root directory, for example, /home/username/crspdata/RA (or M) Zyyyymm.

4. WINDOWS:

You have the choice of either a typical or custom installation. The typical installation will install *all* data formats (ASCII, Microsoft Access, and SAS).

LINUX AND SUN:

ASCII and SAS data files are available for installation on Linux and Sun.

5. Selecting the Custom option will allow you to pick and choose the file types that you wish to install to your computer. Once you have checked the files you wish to install, click **Next**.
6. Once files are selected for installation, a confirmation screen with summary information is displayed, including location, data components and the amount of space that is required for the data. You may select the **Back** button if changes are needed, or **Install** to proceed.
7. A message indicating the success of the installation appears when the process is complete. Click **Finish**.