



InvestTalk Insider

Special Watch List Series

Real Estate Invest Trust

A real estate investment trust (REIT) is a company that owns, and in most cases operates, income-producing real estate. REITs own many types of commercial real estate, ranging from office and apartment buildings to warehouses, hospitals, shopping centers, hotels and timberlands.

REITs are required by law to maintain dividend payout ratios of at least 90%, making them a favorite for income-seeking investors. REITs can deduct these dividends and avoid most or all tax liabilities, though investors still pay income tax on the payouts they receive. Be aware that income from REITs are taxed at your individual income tax rate if held within a taxable account.

Sector	Symbol	Dividend Yield	Market Cap	Price/Cash Flow	Price/Sales
Retail	SPG	4.24%	50.3B	14.6	9.2
Retail	TCO	4.03%	3.7B	11.5	5.9
Retail	AKR	3.61%	2.4B	19.3	11.1
Medical	HCP	5.24%	14.9B	13.3	7.2
Medical	OHI	7.33%	6.6B	11.2	7.4
Medical	SNH	7.89%	4.6B	11.2	4.4
Apartment	EQR	3%	24.7B	21.3	10.6
Apartment	ESS	2.54%	17.3B	23.5	13.2
Apartment	AVB	2.91%	26.2B	22.6	12.7
Commercial	BXP	2.41%	18.3B	19.8	7.4
Commercial	COR	2.89%	3.6B	18	8.3
Commercial	FSP	6.93%	1.2B	11.6	4.9