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equity reits can specialize in particular niches of the real estate market like warehouses infrastructure data centers and more mortgage mortgage reits use investor funds to finance mortgages collecting mortgage payments from borrowers and earning income via interest mortgage reits could also buy mortgage backed securities the reit and equity trust other industry has underperformed both the s p 500 composite and the broader zacks finance sector in a year the industry has risen 1 9 during this period compared industry lags the stock market performance the reit and equity trust other industry has underperformed both the s p 500 composite and the broader zacks finance sector in a year the industry in this viewpoint series we examine accessing u s cre through four distinct capital structures private equity directly owned properties and property funds public equity shares of publicly traded real estate investment trusts reit private debt directly held mortgage on a commercial property and debt funds student affairs introduces a new organizational structure that reflects the integration of four former equity diversity and inclusion edi centers enhances operational efficiencies and aligns with its mission of supporting student success and well being designed to comply with hb 261 and support the success of all university of utah during the first quarter of 2024 capreit sold ires shares for aggregate proceeds of approximately 58 million which reduced its ownership from 18 7 to 11 3 as of march 31 2024 during the equity reits most reits are equity reits which own and manage income producing real estate revenues are generated primarily through rents and not by reselling properties equity reits focus only on buying properties they are the most common there are also mortgage reits that invest in mortgage loans and mortgage backed securities reits are companies that own operate or finance income producing properties learn about reit accounting how to evaluate an reit and reit taxes real estate investment trusts reits are a key consideration when constructing any equity or fixed income portfolio they can provide added diversification potentially higher total returns and reits are a lower cost option for investing in commercial real estate learn about the different types the pros and cons and how to get started the use of a reit structure in real estate private equity fund structures has been a prudent strategy for tax exempt investors however tax exempt investors are subject to tax on ubti a reit dividend must distribute at least 90 of its reit taxable income first off it s important to distinguish between the two main categories of reits equity reits and mortgage reits equity reits the majority of reits are equity reits there are several key differences between a private equity firm and a reit they include tax structure private equity firms are not required to pay out a high percentage of their income to maintain a tax advantaged status their distributions are tied to the income and profits produced by their underlying properties within the broad category of equity reits there are reits that focus on specific kinds of equity strategies for example an opportunistic equity reit focuses on assets that will need to have

value added through renovations or development in order to increase in value and rental income potential public equity reits constitute the majority of today s reit market and help power the u s economy they own more than 2 5 trillion of real estate assets in the u s including more than 575 000 structures in all 50 states and the district of columbia there are two main types of reits equity and mortgage within equity reits there are subcategories based on the types of properties held in the reit equity reits are real estate companies that purchase commercial properties and rent them out in order to generate income equity reits are a good choice for investors who want a piece of the there are three main types of reits equity reits own and operate income producing real estate mortgage reits lend money to real estate owners and operators either directly through mortgages and equity reits typically own and operate income producing real estate mortgage reits on the other hand provide money to real estate owners and operators either directly in the form of mortgages or other types of real estate loans or indirectly through the acquisition of mortgage backed securities

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