

CRSP/ZIMAN REAL ESTATE DATA SERIES RELEASE NOTES

DECEMBER 2012 MONTHLY/QUARTERLY UPDATE

FILE VERSION SPECIFICS

- The CRSP/Ziman Real Estate Data Series contains data through December 2012.
- The data series contains 554 securities of which 182 are currently trading. The date range is from 19800102-20121231.
- 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.

201212 REIT SUMMARY

CRSP ADDS, DELISTS AND CHANGES

ADDS

PERMNO	COMPANY NAME	TICKER	CUSIP	START DATE	END DATE
13736	Silver Bay Realty Trust Corp	SBY	82735Q10	12/14/2012	12/31/2012
13723	Altisource Residential Corp	RESI	02153W10	12/24/2012	12/31/2012

DELISTS

PERMNO	COMPANY NAME	TICKER	CUSIP	START DATE	END DATE
52214	Mission West Pptys Inc Md	MSW	60520310	4/13/1971	12/28/2012

CRSP DATABASE CHANGES

PERMNO	COMPANY NAME	SHARES OUTSTANDING CHANGE	BEG DATE	END DATE
13320	AMERICAN REALTY CAPITAL TR INC	to 158479 from 158577	20120928	20121130
52214	POTLATCH CORP NEW	to 40373 from 40369	20121031	20121130
81087	RETAIL OPPORTUNITY INVST CORP	to 52924 from 52518	20120928	20121130
91285	AMERICAN CAPITAL AGENCY CORP	to 341599 from 341600	20120928	20121130

201211 REIT SUMMARY**CRSP ADDS, DELISTS AND CHANGES****ADDS**

PERMNO	COMPANY NAME	TICKER	CUSIP	REIT START	REIT END
13700	WHEELER REAL ESTATE INVESTMENT TRUST INC	WHLR	963025101	20121119	20121130

CRSP DATABASE CHANGES

PERMNO	COMPANY NAME	SHARES OUTSTANDING CHANGE	BEG DATE	END DATE
13320	AMERICAN REALTY CAPITAL TR INC	to 158577 from 158475	20120928	20121031
52214	MISSION WEST PPTYS INC MD	to 22674 from 22668	20121031	20121031
81087	SUPERTEL HOSPITALITY INC VA	to 23137 from 23128	20120928	20121031
91285	VESTIN REALTY MORTGAGE II INC	to 12056 from 12531	20120928	20121031
92343	RETAIL OPPORTUNITY INVST CORP	to 52518 from 51216	20120928	20121031
92680	AMERICAN CAPITAL AGENCY CORP	to 341600 from 341599	20120928	20121031

201210 REIT SUMMARY**CRSP DATABASE CHANGES**

PERMNO	COMPANY NAME	TICKER	BEG DATE	END DATE
85426	RYMAN HOSPITALITY PROPERTIES	RHP	20121001	20121031
85763	W P CAREY INC	WPC	20121001	20121031
13614	JAVELIN MORTGAGE INVESTMENT CORP	JMI	20121003	20121031

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	10.4 MB	220 MB
Microsoft Access	10 MB	188 MB
SAS V 9.1	11.9 MB	233 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*	

FILE NAME	DESCRIPTION
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\RAZyyyymm` for daily/monthly and `c:\crspdata\RMZyyyymm` 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**.