



investhome**reit**

REAL ESTATE INVESTMENT TRUSTS

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COMPANY MANAGEMENT

The Manager is Investhome Capital Management, LLC, a Virginia limited liability company and a wholly-owned subsidiary of Investhome Inc. (“**Investhome**”), a Virginia corporation. The Manager was formed on May 21, 2024. The Manager’s principals are Doga Dogan and Emin Berk Sever. The Manager serves as the manager of the Company pursuant to the LLC Agreement.

Investhome

Investhome was founded by Doga Dogan and Emin Berk Sever as a real estate development company focused on the Washington D.C. metropolitan area. Investhome constructs new residential projects for real estate investors. Investhome offers zero-unit housing projects, providing high rental yields in dollars and consistent value appreciation, particularly in the heart of Washington D.C. Established in 2017 by Emin Berk Sever and Doga Dogan, Investhome aims to share its extensive expertise in the American construction sector with international investors. Investhome manages various aspects of multi-family real estate ownership, including managing insurance, mortgages, leasing, maintenance, various post-sale processes, and tenant relations.



Doga Dogan, Principal

Mr. Dogan is a Co-Founder and CFO of Investhome, where he works to manage financial and business operations of the company. In addition to co-founding Investhome in 2017, Mr. Doğan is the President/Owner of Design By Co., plumbing contract company that works on new construction in multifamily commercial projects since 2009. While running Design By Co., he has been heavily involved in multifamily developments, overseeing projects that span various aspects of residential construction. Previously, Mr. Doğan has also worked as a Project Manager at government infrastructure projects for Tessa Structures LLC from 2004-2009.

Mr. Dogan has held his Washington DC Real Estate License since 2011 and his Class A General Contractor license since 2007. He has a MS in Computer Science from Southeastern University in Washington, DC and his BS in Astronautical Engineering from Istanbul Technical University in Istanbul, Turkey.



Emin Berk Server, Principal

Emin Berk Sever is a Co-Founder of Investhome, where he serves as its Chief Executive Officer.

Mr. Sever founded the Design By Advertising agency in 2000 where he first began to specialize as an agent in the construction and hotel management areas. He took his first step into the construction industry in America in 2003 and the foundations of his future experiences were laid here. After founding Design By Organization agency in 2005, he was invited to Azerbaijan in 2008 when he became known for his sales and marketing expertise in the construction industry. Following this invitation, he made further progress in the construction industry and sold a total of 3,700 houses in America and Azerbaijan. Thus, he brought his expertise in sales and marketing to the global market.

In 2011, Mr. Sever added project development to his expertise in sales and marketing and managed the business and architectural development of a 6,000-housing project in Moscow. Following this success, he developed a project of 11,000 houses in Nigeria in 2013. In 2014, he took on the construction as well as sales and marketing of the Entepe Residence project and added Turkey to his experiences. While growing his success in the global arena, he continued to produce projects by maintaining his connections in America.

He continued to further expand his experience in the field of construction by establishing Investhome in 2017. He started to build multifamily projects in Washington DC, the Capitol of America, and started offering his new projects to investors. With years of global experience, he continues to achieve brand new successes in the real estate sector.



1812 H Place

1812 H Place is one of the oldest and most significant streets and business hubs in the Benning Road area. The area around the street is bustling with places to eat, buy, and learn about local history. In addition to its rich history, the area is also recognized for its cutting-edge culture and fast economic growth. The area around 1812 H Place is one of the oldest streets in Washington, DC, and it has been crucial at various points.

Since the middle of the nineteenth century, a thriving population has called this place home. As a result, the region has preserved much of its historical character, including its architecture. Numerous shopping malls, eateries, and other establishments can be found nearby. Simultaneously, there are a plethora of recreation spots, green spaces, and schools in the neighborhood. That's why locals have a plethora of fun things to do and ways to pass the time.

Management has recently reorganized 1812 H Place and its neighboring areas to accommodate growth into Washington, DC. These redevelopment efforts are being carried out with the intention of bettering the region's economy and societal conditions. The studies cover topics like expanding social services, modernizing regional trade hubs, and updating local schools. Therefore, 1812 H Place is recognized as both a historic and well-established neighborhood in Washington, DC, and a cutting-edge, quickly expanding neighborhood.

Washington D.C



1812 H Place

Investment Model:

REIT

Investment Value:

\$14,000,000

Distribution Rate:

7%

Distribution Frequency:

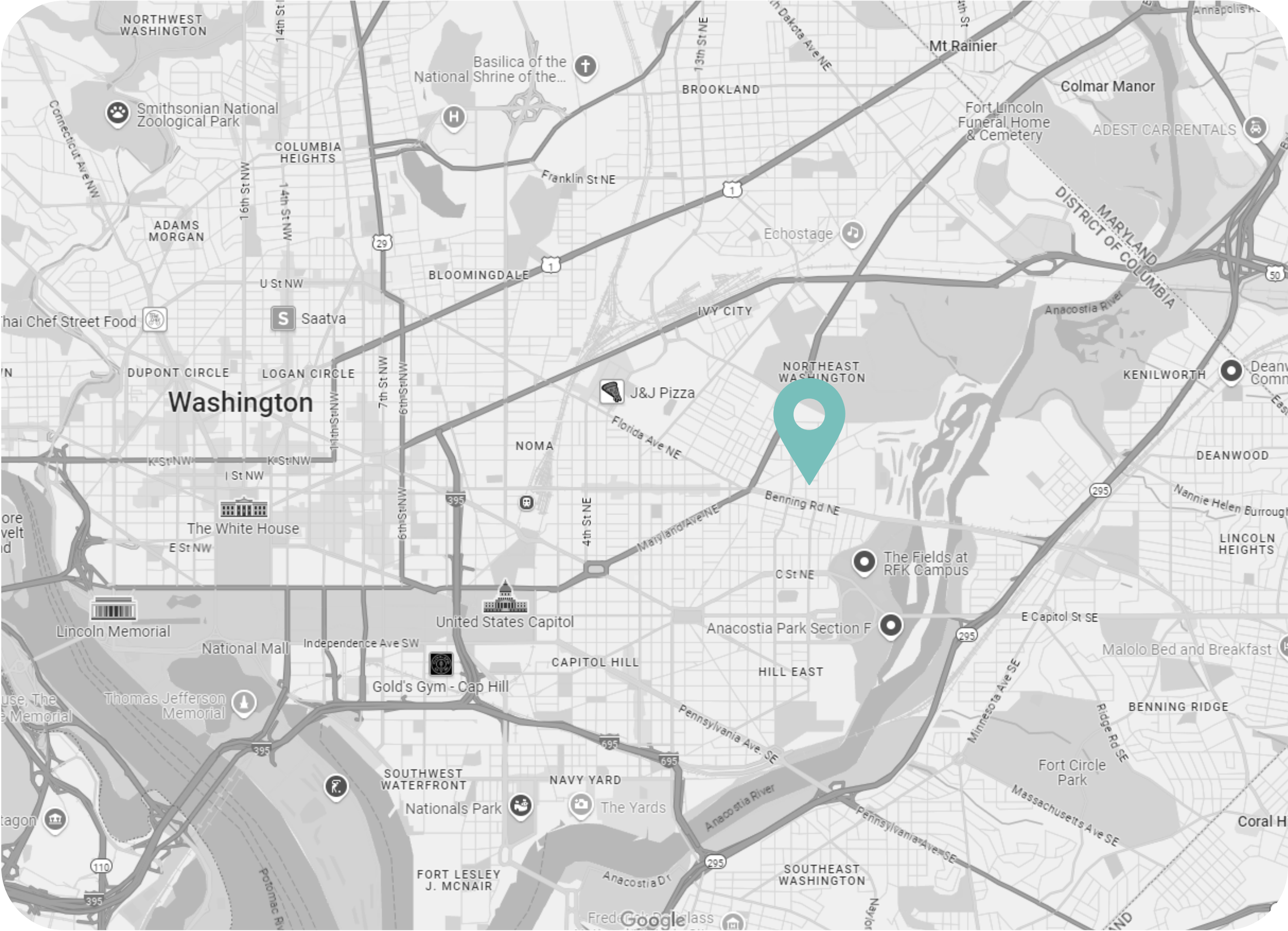
Quarterly (Every 3 Months)



1812 H Place

Address:

1812 H PI NE Washington DC 20002



309 H Street

The most dynamic area of Washington D.C. is considered to be H Street, located right next to Capitol Hill.

It's seen as a hub where comfortable living and vibrant city life converge. This part of the city boasts popular restaurants, unique bars, and stores with attention-grabbing artistic designs. H Street, one of D.C.'s sought-after neighborhoods, also hosts art centers.

In this regard, young professionals, top-level executives, artists, and art enthusiasts living in the city particularly immerse themselves in the spirit of Washington on H Street.

Another reason for H Street's prestige in the city is its proximity to Union Station, one of the largest transportation hubs in the United States. With easy access to transportation and popular restaurants and cafes, H Street is considered one of the areas in Washington where you can feel the full prestige of urban life.

Looking at the rising projects, it seems that this trend will continue! We're delighted to present to you our stylish project, 309 H Street, as part of these developments.



309 H Street

Investment Model:

REIT

Investment Value:

\$10,000,000

Distribution Rate:

7%

Distribution Frequency:

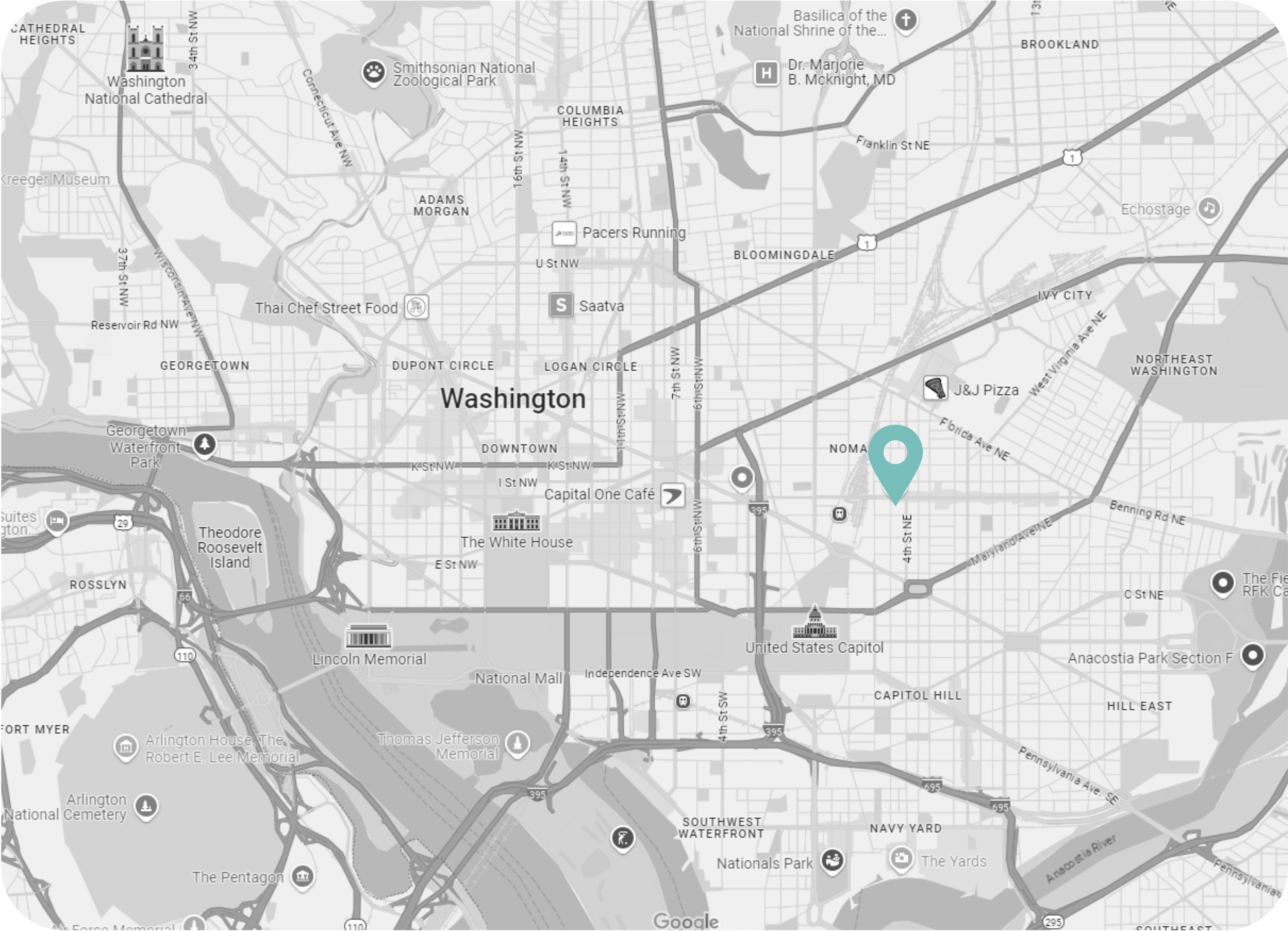
Quarterly (Every 3 Months)



309 H Street

Address:

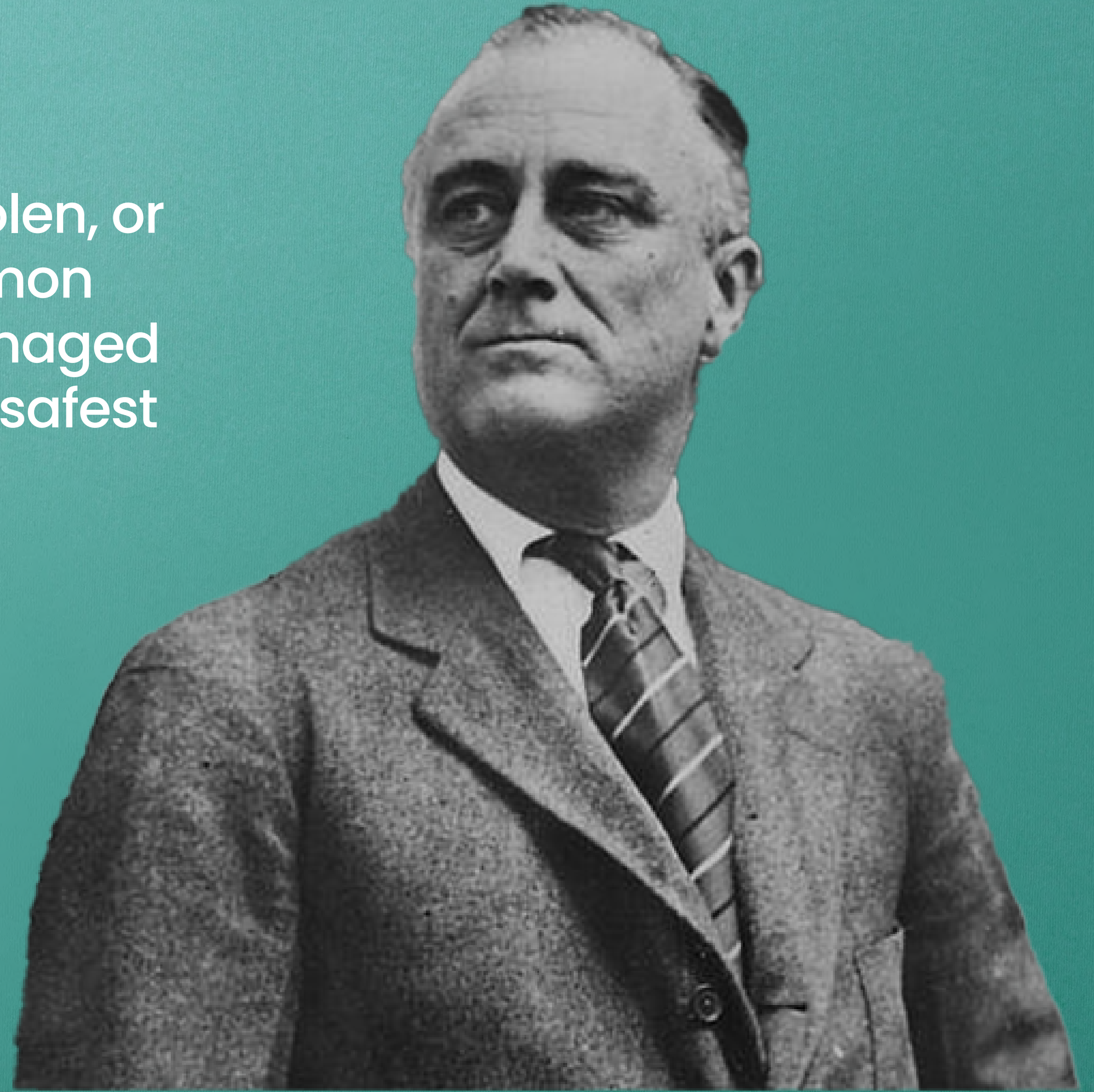
309 H St NE, Washington, DC 20002



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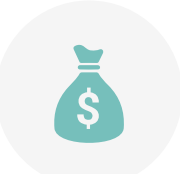





Real estate cannot be lost, stolen, or moved. Purchased with common sense, paid for in full, and managed with reasonable care, it is the safest investment in the world.

Franklin D. Roosevelt.
USA President



Real Estate Investment: **Secure, Flexible, and Profitable**

Investhome REIT Investment Advantages:

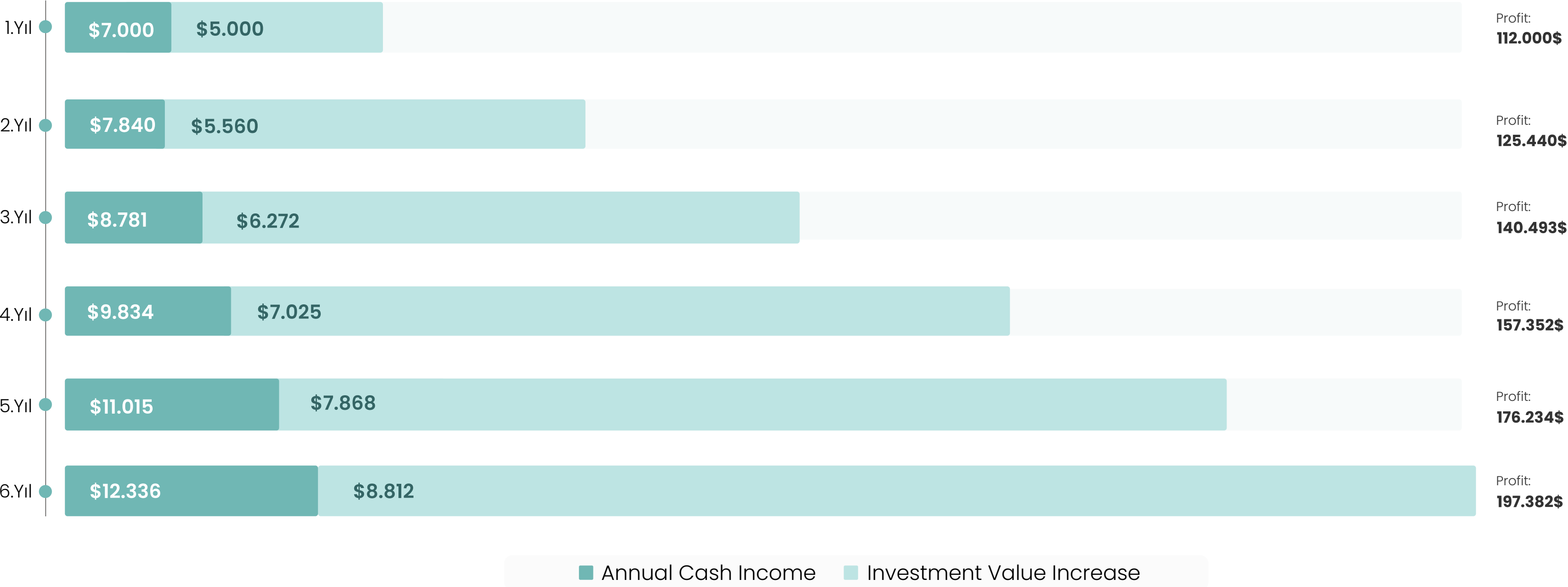
-  Cash income
-  Tax benefits
-  Withdraw your money whenever you want
-  No management hassle
-  Online tracking system
-  Safe investment with international audit firm



In the USA

With a Real Estate Investment Trust (REIT)

Example Profit Table for a \$100,000 Investment



FORWARD-LOOKING STATEMENT

This Memorandum includes “forward-looking statements” within the meaning of various provisions of the 1933 Act and the Securities Exchange Act of 1934, as amended (the “1934 Act”). These forward-looking statements should not be construed as exhaustive. Forward-looking statements are beyond the ability of the Company or the Manager to control and in many cases the Company and the Manager cannot predict what factors would cause actual results to differ materially from those indicated by the forward-looking statements.

Readers of this Memorandum, and any document incorporated by reference herein, are advised that this Memorandum, and any documents incorporated by reference into this Memorandum, contain both statements of historical facts and forward-looking statements. Forward-looking statements involve certain risks, assumptions and uncertainties that may cause actual results to differ materially from those indicated by the forward-looking statements. Examples of forward-looking statements include, but are not limited to: (i) projections of revenues, income or loss, earnings or loss per share, capital expenditures, dividends, capital structure and other financial items; (ii) statements of the plans and objectives of the Company or the Manager, including the estimates or predictions of actions by partners, customers, suppliers, competitors or regulatory authorities; (iii) statements of future economic performance; and (iv) statements of assumptions underlying other statements and statements about the Company or the Manager or their respective businesses.

This Memorandum and any documents incorporated by reference herein also identify important factors that could cause actual results to differ materially from those indicated by the forward-looking statements. These risks and uncertainties include the factors described above and other factors that are described herein and/or in documents incorporated by reference herein. The Company qualifies any forward-looking statements entirely by these cautionary factors.



BUSINESS OBJECTIVE AND STRATEGY

The Company's principal investment strategy is to seek to invest in and manage a diversified portfolio of multi-unit residential and mixed-use real estate properties by acquiring, developing, leasing, managing, holding for appreciation and ultimately disposing of such properties.

The Manager anticipates that the Investments will consist of properties located in the United States ("U.S."). Initially, the Company expects to focus primarily on properties in or around the Washington, DC metropolitan area (the "Target Area"), provided, that the Company may invest in Investments outside of Target Area at any time, including properties in other metropolitan areas in the U.S.

The Company will seek to target a capitalization rate (i.e., cap rate) of approximately 7%. The Manager anticipates the Company's strategy will include a range of acquisition scenarios, including acquiring Properties that are ready-to-rent or already rented, Properties in need of remodeling, and ground-up development opportunities. The Manager believes that ready-to-rent Properties present the opportunity for immediate income streams and reduced renovation costs, while already rented Properties offer stabilized cash flow with potential for value appreciation. Further, the Manager believes that Properties in need of renovation and/or remodeling present opportunities for value enhancement and increased rental income, while ground-up development projects offer long-term growth potential and customization opportunities. The typical holding period of each Property is expected to range between 3 to 6 years.



In implementing the Company's business, the Manager will seek to implement one or more of the following prongs:

Identifying and acquiring multi-unit residential and mixed-use properties across different acquisition scenarios, including ready-to-rent, already rented, properties in need of remodeling, and ground-up development opportunities.

Identifying and acquiring properties that may be available to government affordable housing programs, such as the Section 8 Housing Program (also called the Housing Choice Voucher Program) under the Housing Act of 1937.

Achieving a target cap rate of around 7% through strategic property selection, financial analysis, and value enhancement strategies.

Implementing efficient property management practices to maximize rental income, minimize vacancies, and enhance asset performance across all acquisition scenarios.

Leveraging technology, data analytics, and market insights to streamline acquisition processes, optimize decision-making, and identify value-add opportunities.

Fostering strategic partnerships with real estate professionals, contractors, architects, and local stakeholders to facilitate seamless execution and maximize returns.

Market Analysis

While the Company expects to focus primarily on properties in or around the Washington, DC metropolitan area, the Company may invest in Investments outside of the Target Area at any time, including properties in other metropolitan areas in the United States.

The Manager believes that the greater Washington, DC real estate market offers diverse opportunities across different acquisition scenarios, reflecting varying levels of risk and potential returns. The Manager believes that Washington, DC presents an attractive investment environment due to several factors, including, among others, the following observations in the market:

High Rental Demand

Appreciation Potential

Rental Yields

Market Trends



High Rental Demand

- **Consistent Tenant Base:** The Manager believes that the presence of government employees, students, and professionals ensures a steady demand for rental properties, leading to low vacancy rates.
- **Competitive Rental Rates:** The high demand observed above generally allows landlords to charge relatively premium rents, especially in desirable neighborhoods.

Rental Yields

- **Strong ROI:** With average rents for one-bedroom apartments around \$2,310 and two-bedroom apartments around \$3,049, the Manager believes that rental yields can be attractive, particularly in high-demand neighborhoods.
- **High Yield Areas:** Neighborhoods with strong growth rates, such as Foggy Bottom and Dupont Circle, offer high rental yields due to their desirability and premium rental rates.

Appreciation Potential

- **Historical Growth:** Property values in DC have shown consistent appreciation over the years. From 2010 to 2024, the average rent increased from \$1,425 to \$2,400, demonstrating strong rental growth.^[1]
- **Market Stability:** The Manager believes that economic stability provided by the federal government and a diverse job market contributes to the long-term appreciation of real estate values.

Market Trends

- **Urban Development:** Ongoing urban development and infrastructure improvements in DC contribute to property value appreciation and increased rental demand.
- **Cultural and Educational Hub:** The presence of universities, cultural institutions, and historical landmarks attracts a diverse tenant base, supporting rental market growth.

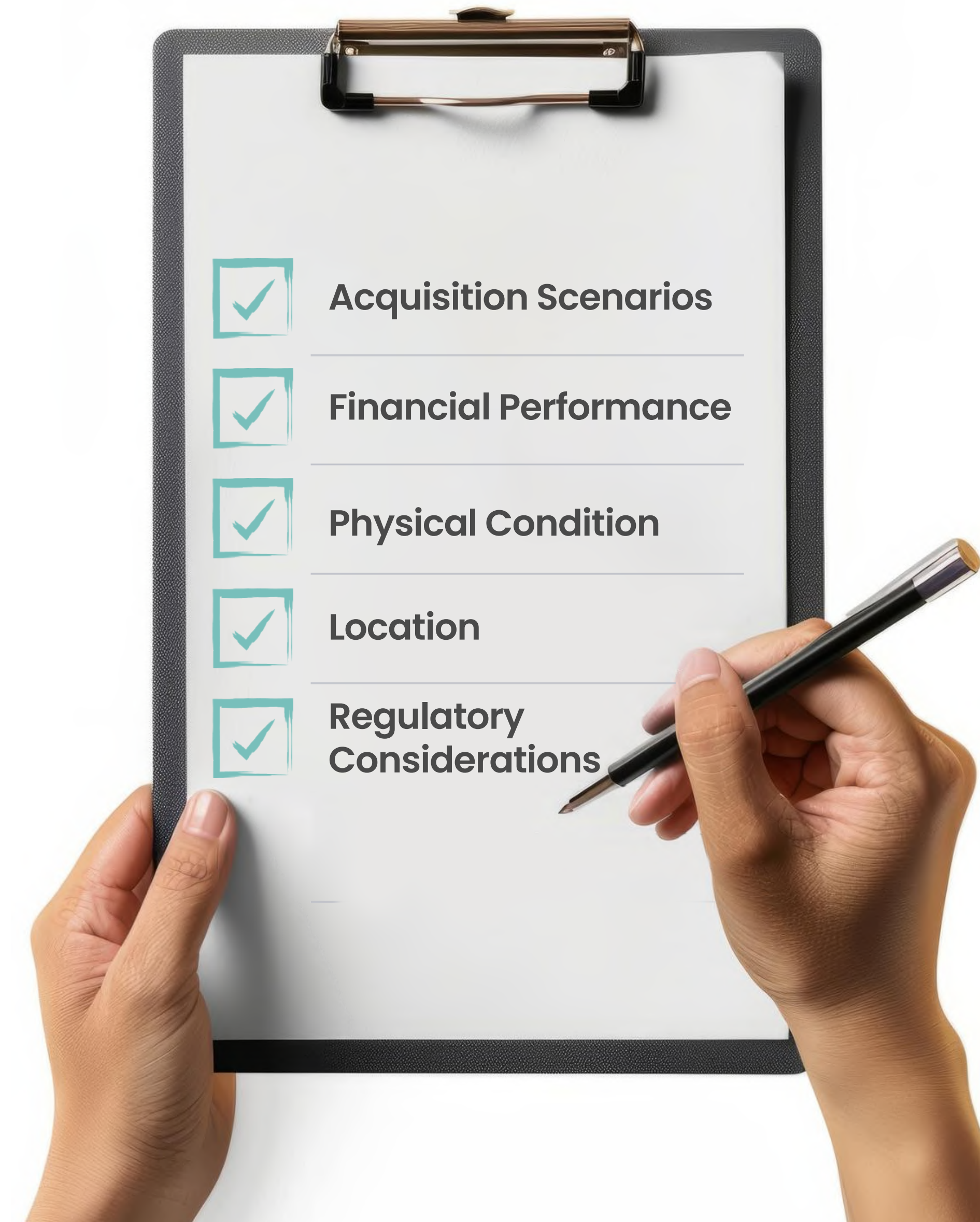
^[1] See, e.g., *Average Rent in Washington, DC and Rent Price Trends* (zumper.com); *Rental Market Trends & Average Rent in Washington, DC | Rent*.

Property Selection Criteria

In evaluating and considering potential Properties for investment by the Company, the Manager will consider, among other factors, one or more of the following criteria:

- **Acquisition Scenarios:** Evaluating properties across different acquisition scenarios, including ready-to-rent, already rented, properties in need of remodeling, and ground-up development opportunities.
- **Location:** Prioritizing potential properties in what the Manager believes are “prime” locations with strong rental demand, access to amenities, transportation, and employment centers.
- **Financial Performance:** Assessing properties based on their current and projected cash flow, potential for value appreciation, and alignment with the target cap rate of around 7%.[1]
- **Physical Condition:** Evaluating the physical condition of properties to determine anticipated renovation costs, potential repairs, and the scope of value enhancement.
- **Regulatory Considerations:** Evaluating compliance with zoning regulations, building codes, and permitting requirements for each acquisition scenario.

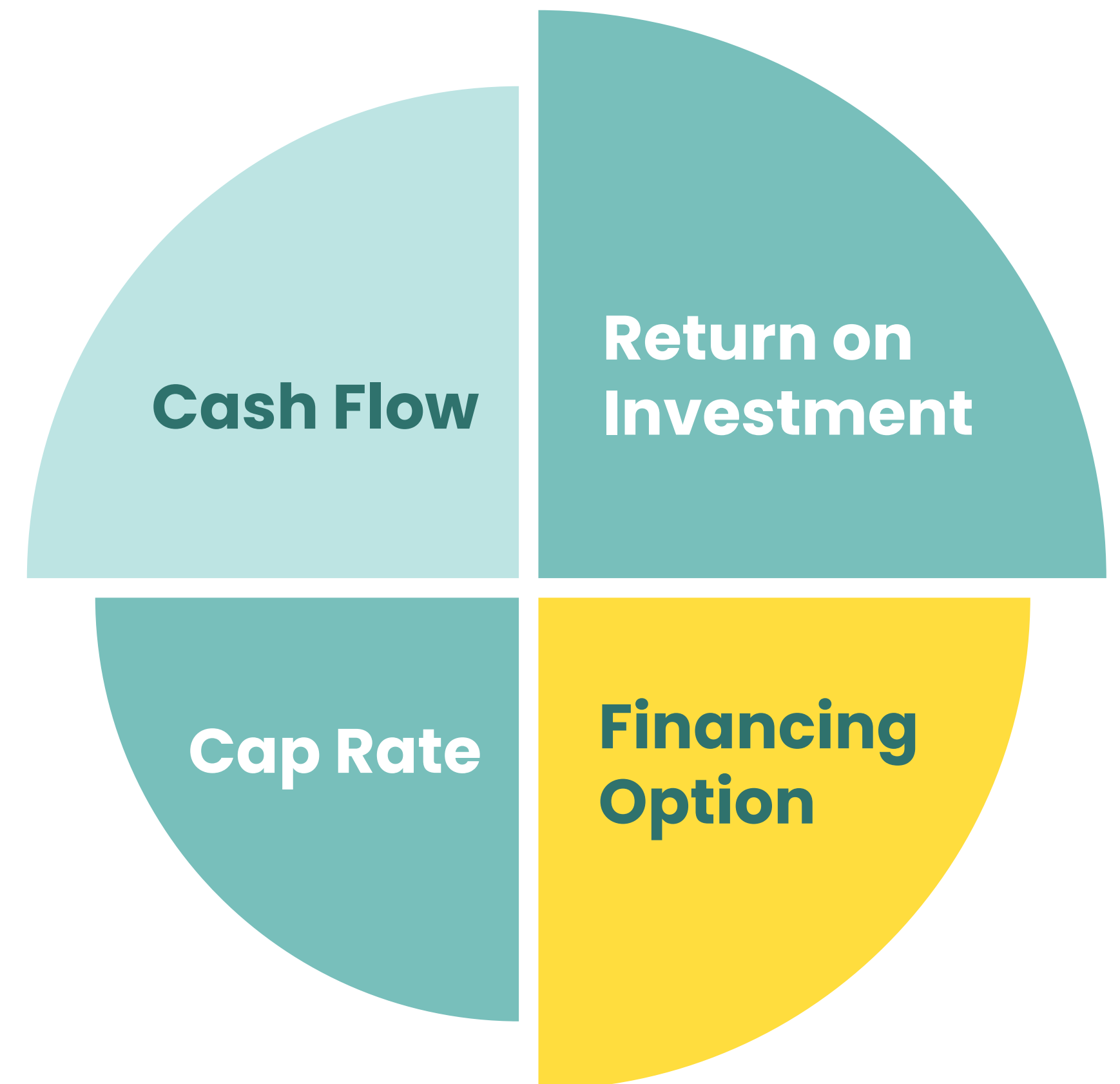
[1] Target returns are derived from analysis based on both quantitative and qualitative factors, including market experience and historical and expected averages related to the risk/return profile and criteria for investments of the Company. Targets are objectives and should not be construed as providing any assurance as to the results that may be achieved by the Company in the future.



Financial Analysis

In connection with implementing the Company's business program, the Manager expects to conduct comprehensive financial analysis to evaluate the viability and profitability of each acquisition scenario where the Manager may, among other items, consider one or more of the following:

- 1 Cap Rate:**
Seek a target cap rate of around 7% in order for the Company to achieve competitive returns relative to market risks across all acquisition scenarios.
- 2 Cash Flow:**
Assess the property's anticipated net operating income (NOI) to determine its ability to generate positive cash flow after accounting for operating expenses, debt service, and reserves.
- 3 Return on Investment (ROI):**
Calculate the expected ROI for each acquisition scenario based on projected rental income, renovation costs, appreciation potential, and exit strategies.
- 4 Financing Options:**
Explore financing options tailored to each acquisition scenario, including traditional mortgages, renovation loans, construction financing, and private equity partnerships.



Risk Management

In connection with implementing the Company's business program, the Manager expects to attempt to mitigate risks associated with each acquisition scenario through proactive risk management strategies, which may include one or more of the following:

Due Diligence:

Conducting due diligence for each Property in order to attempt to identify potential risks, liabilities, and opportunities for value enhancement.

Insurance Coverage:

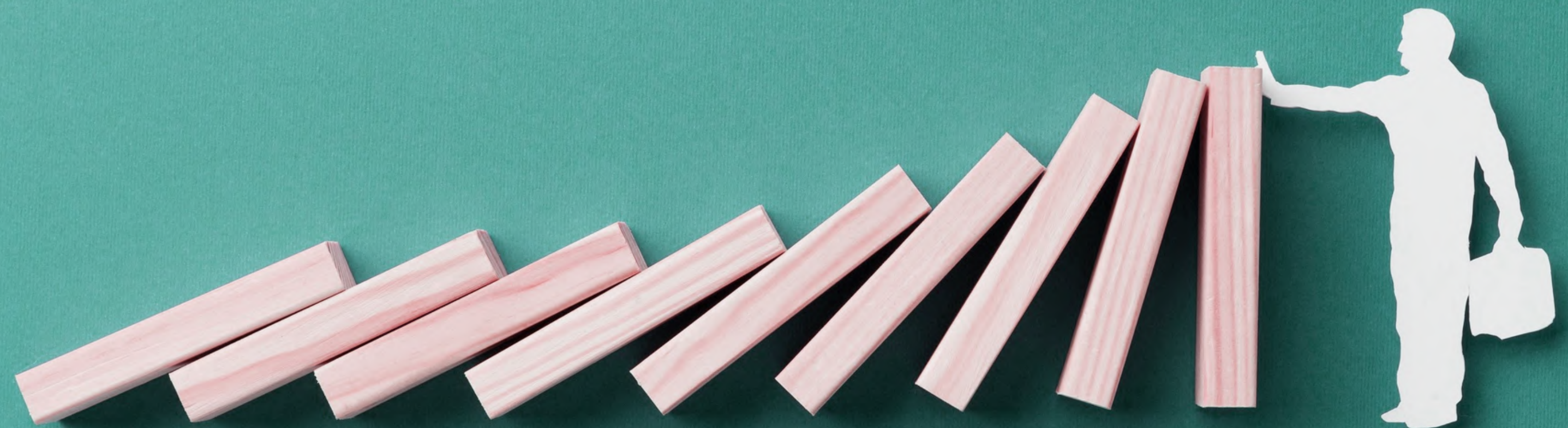
Seeking to maintain adequate and customary insurance coverage for each acquisition scenario, including property insurance, liability insurance, and construction insurance, to mitigate potential losses and liabilities.

Contingency Planning:

Seeking to develop contingency plans to address unforeseen challenges, such as construction delays, regulatory hurdles, or changes in market conditions.

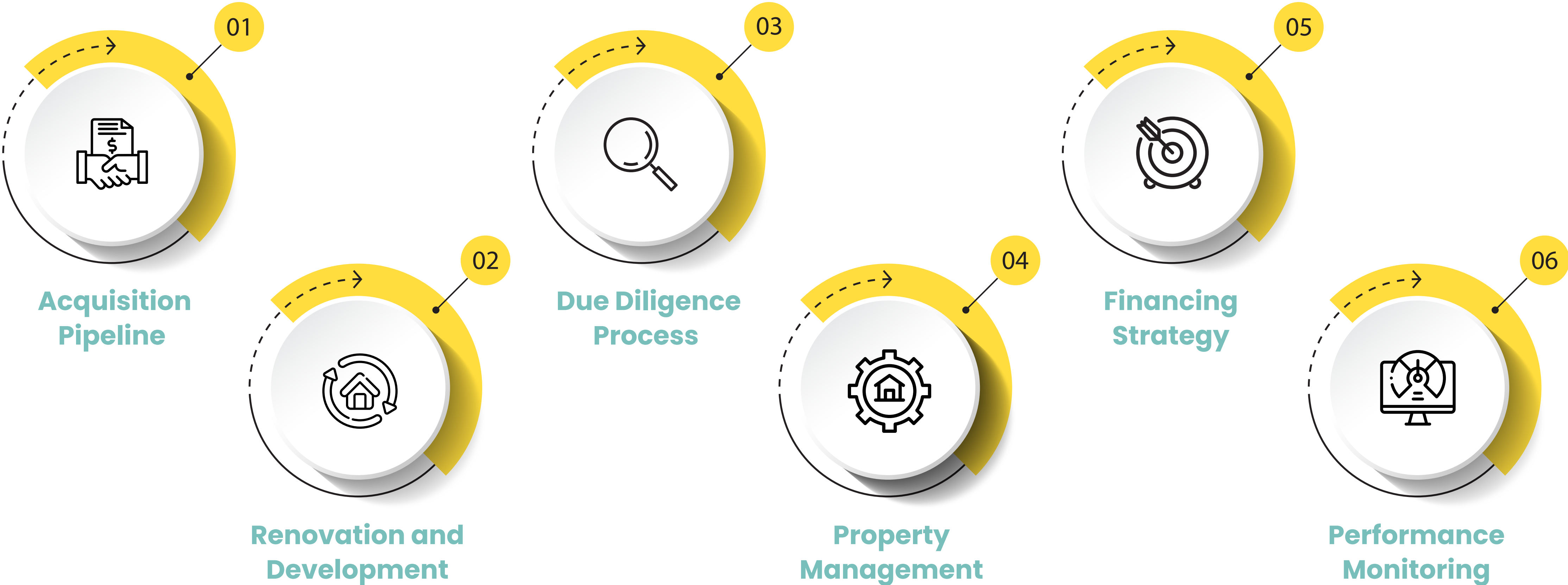
Market Monitoring:

Seeking to stay informed about market trends, economic indicators, and regulatory changes to anticipate potential risks and opportunities across all acquisition scenarios.



Implementation Plan

In connection with implementing the Company’s business program, the Manager expects to conduct comprehensive financial analysis to evaluate the viability and profitability of each acquisition scenario where the Manager may, among other items, consider one or more of the following:



Implementation Plan

Acquisition Pipeline:

Build a robust pipeline of potential acquisition opportunities across different scenarios through market research, networking, and strategic partnerships.

Financing Strategy:

Develop a financing strategy tailored to each acquisition scenario, leveraging a mix of debt and equity to optimize leverage, minimize costs, and enhance returns.

Property Management:

Implement proactive property management practices to optimize rental income, minimize vacancies, and enhance asset performance across all acquisition scenarios.

Due Diligence Process:

Establish a systematic due diligence process tailored to each acquisition scenario, incorporating financial analysis, physical inspections, legal reviews, and regulatory compliance checks.

Renovation and Development:

Execute renovation and development projects efficiently and cost-effectively, leveraging skilled contractors, architects, and project managers to maximize value creation and minimize construction risks.

Performance Monitoring:

Continuously monitor the performance of acquired properties across all acquisition scenarios, track key performance indicators, and adjust strategies as needed to optimize returns and mitigate risks.

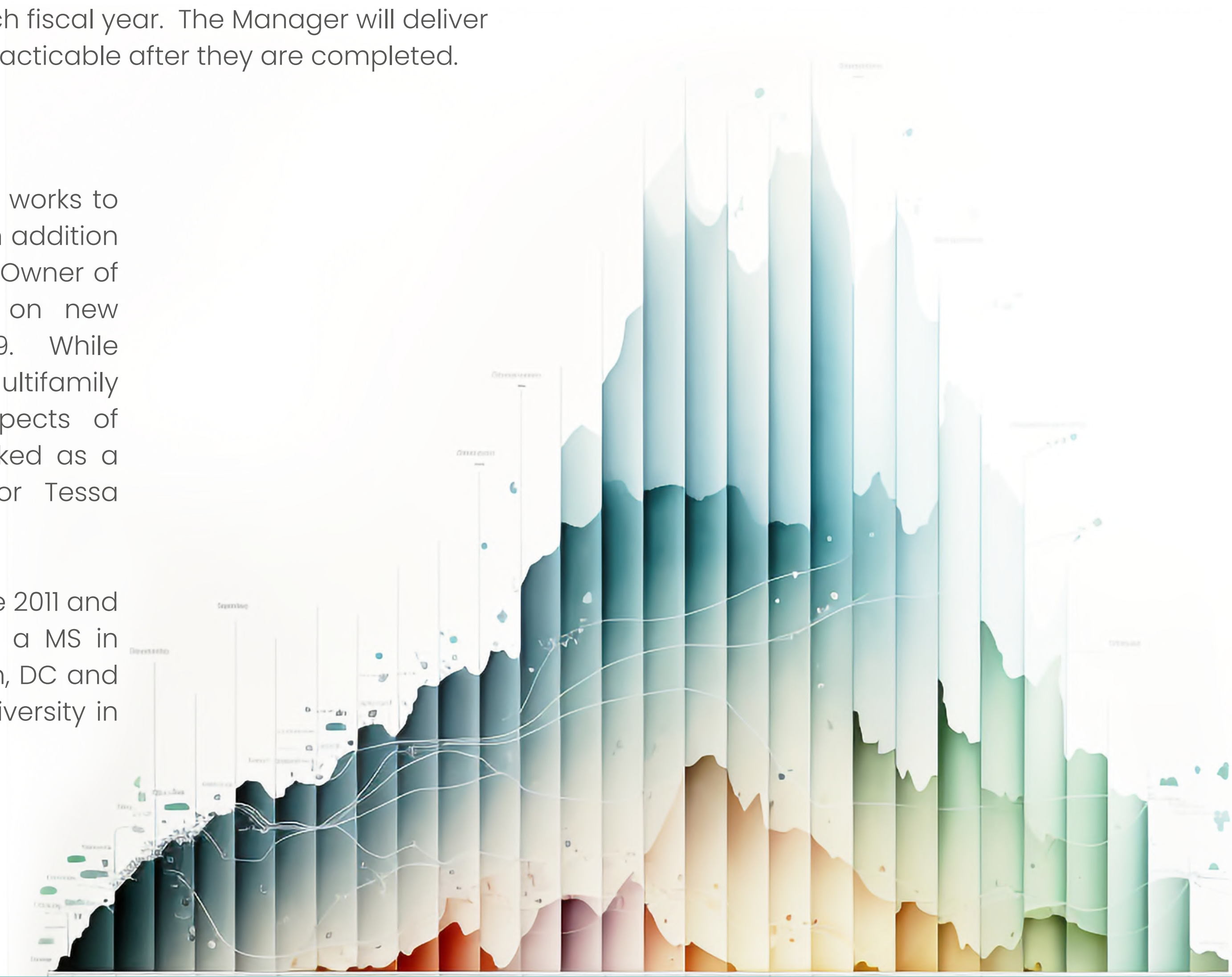
Financial Reports

As soon as practicable after the end of each of the Company's fiscal years, the Manager shall cause to be prepared audited financial statements of the Company for such fiscal year. The Manager will deliver copies of such financial statements to the Members as soon as practicable after they are completed.

Fees

Mr. Dogan is a Co-Founder and CFO of Investhome, where he works to manage financial and business operations of the company. In addition to co-founding Investhome in 2017, Mr. Doğan is the President/Owner of Design By Co., plumbing contract company that works on new construction in multifamily commercial projects since 2009. While running Design By Co., he has been heavily involved in multifamily developments, overseeing projects that span various aspects of residential construction. Previously, Mr. Doğan has also worked as a Project Manager at government infrastructure projects for Tessa Structures LLC from 2004-2009.

Mr. Dogan has held his Washington DC Real Estate License since 2011 and his Class A General Contractor license since 2007. He has a MS in Computer Science from Southeastern University in Washington, DC and his BS in Astronautical Engineering from Istanbul Technical University in Istanbul, Turkey.



Asset Management Fee

The Company shall pay to the Manager an annual asset management fee (the “**Management Fee**”) equal to 1.0% annually (0.25% each quarter) of the aggregate value of the Company’s capital assets (without deduction for depreciation). Management Fee payments shall be due on the first day of each calendar quarter, in arrears, beginning on the first business day of the first calendar quarter commencing following the Initial Closing. The Manager may, in its sole discretion, waive all or a portion of the Management Fee or defer payment of the Management Fee for payment at a later date.

Incentive Fee

The Company shall pay to the Manager an incentive fee (the “Incentive Fee”). The Incentive Fee components are designed so that the Manager does not receive an Incentive Fee until the Class A Members have first received dividends of at least 6% annually, and then those fees are payable so that the Manager receives 20% of the Company’s profits. The Incentive Fee is made up of two components – cash flow and sales proceeds.

- The cash flow component is 20% of the Company’s current cash received as interest or lease payments and other operating income net of current expenses (“Cash Flow”) for any calendar quarter that exceeds 1.5% (6% annualized) of the aggregate “Contributed Capital” of the Company. “Contributed Capital” means the amount of capital contributed to the Company for the purchase of Class A Common Units, less any amounts paid out for repurchases of Class A Common Units.
- The sales proceeds component is 20% of the Company’s realized profits annually generated by the refinancing, sale or other disposition of an Investment or any portion of any Investment (“Sales Proceed Profits”) above 6% of Contributed Capital, all computed net of all realized capital losses and unrealized capital depreciation on a cumulative basis, less the aggregate amount of any previously paid sales proceed incentive fees.

Property-Level Asset Management Fees

The Company shall pay the Manager or Manager Affiliate a property management fee (“Property Management Fees”) in an amount equal to an annualized 1.5% of the Effective Gross Income (as defined below) from the Company’s Properties that will be paid monthly to the Manager for asset management services related to certain transactions. “Effective Gross Income” means a Property’s gross rental income plus other income less vacancy and credit costs for any applicable periods.

Incentive Fee

The Manager or Manager Affiliate may charge the Company fees for loan servicing services provided to the Company (e.g., monitoring loan payments collected and other services relating to the loans issued or owned by the Company) (each, a “Loan Servicing Fee”) which Loan Servicing Fee shall not exceed 0.5% of the value of the applicable Loan.

- Additionally, the Manager or Manager Affiliate may receive compensation from the Company, any SPE or third-parties for services provided to the Company and/or third parties related to the Properties, including, without limitation, the following:

Financing Coordination Fee and Credit Guarantee Fee

The Manager or Manager Affiliate may receive fees for originating financing or loans on behalf of the Company (each, a "Financing Coordination Fee") which Financing Coordination Fee shall not exceed 0.5% of the applicable financing amount.

Buyer's Real Estate Brokerage Fee / Real Estate Due Diligence Fees

The Company or a third-party may engage the Manager or a Manager Affiliate to provide real estate brokerage services for any the Company with respect to the buying of any Property. In return for such services, the Company may pay the Manager or Manager Affiliate real estate brokerage fees of up to 2.5% of the contract sales price of the Property for the Company's acquisition of the Property ("Buyer Brokerage Fees").

Seller's Real Estate Brokerage Fee / Real Estate Disposition Fees.

The Company or a third-party may engage the Manager or a Manager Affiliate to provide real estate brokerage services for any the Company with respect to the selling of any Property. In return for such services, the Company may pay the Manager or Manager Affiliate real estate brokerage fees of up to 1.5% of the of the contract sales price of a of the Property ("Seller Brokerage Fees").

Construction Management Fees

The Company or a third-party developer may engage the Manager or a Manager Affiliate to provide property development and/or construction management services for any Property, and in return for such services, the Company may pay the Manager or Manager Affiliate a construction management fee of up to 5% of the construction and/or development costs incurred with respect to the Property (the "Construction Management Fee").

The Investhome REIT is a non-traded REIT making equity investments in multifamily and mixed used real estate properties diversified by investment type. The Investhome REIT’s primary goal is providing quarterly income to investors by rigorously evaluating numerous investment opportunities to find those that can support the Investhome REIT’s distribution target.

DIVERSIFIED

Broad selection of investments across property types to reduce risk.

POTENTIAL INCOME

Opportunity for cash flow from debt and equity investments in commercial real estate properties.

APPRECIATION POTENTIAL

Targeting value creation through property improvements to increase rental rates and ultimate resale value.

Investhome REIT Facts



PRICE PER UNIT	10.00
ANNUALIZED DISTRIBUTION RATE*1	7.0%
DISTRIBUTION FREQUENCY	Quarterly
LOCATION	United States
PROPERTY TYPES	Multifamily / Mixed Use
MINIMUM INVESTMENT	\$10,000.00

Investhome REIT Facts

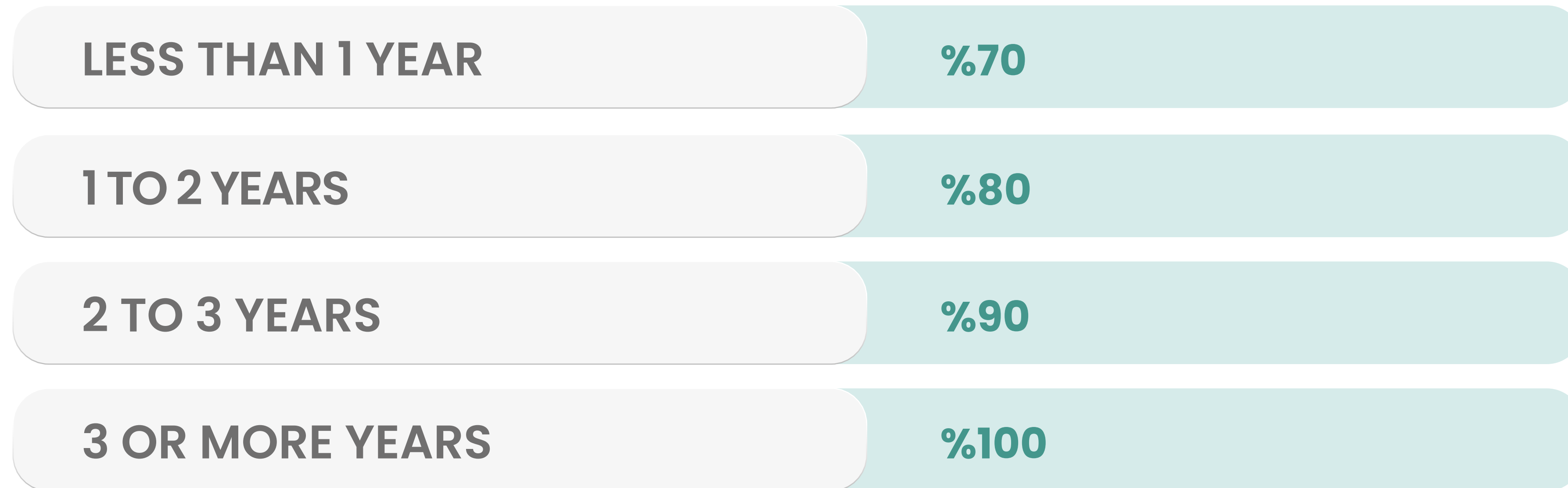


MANAGEMENT	INVESTHOME CAPITAL MANAGEMENT, LLC
INVESTMENT LEGAL STRUCTURE	Limited Liability Company
TAX QUALIFICATION	REIT
INVESTOR TAX REPORTING	1099 – DIV

Investhome REIT Facts

ASSET MANAGEMENT FEE	1.0%
INCENTIVE FEE	%6+20/80
PROPERTY MANAGEMENT FEES	1.5% Effective Gross Income
SERVICING FEEDBACK AND PREFERRED EQUITY ONLY ⁴	0.5%

Unit Repurchase Plan*1



***1:** Subject to funds being available, the Company will further limit the number of Class A Common Units redeemed pursuant to the Unit Repurchase Plan as follows: (1) the Company will not redeem in excess of 10% of the weighted average number of Class A Common Units outstanding during the prior calendar year (or 2.50% per quarter, with excess capacity carried over to later quarters in the calendar year); (2) the Company may restrict redemption if the Manager believes such redemptions would disqualify the Company from being a REIT; and (3) funding for the repurchase of units will be limited to the net proceeds the Company receives from the sale of Class A Common Units under the Reinvestment Plan and any available sales proceeds from the disposition of an Investment to the extent not otherwise required to be distributed to Members under the REIT requirements.

RISK FACTORS

As with any investment, an investment in the Company is subject to risk, and an investor may lose money. These risks include, without limitation, risks related to unspecified investments; risks associated with speculative investments generally; risks related to determining net asset value; risks associated with investing in real estate; risks of competition from other buyers in the same market; risks related to developing property; risks of leasing property; risks associated with the non-transferability and lack of liquidity in an investment in the Company; and tax risks. This Summary only describes some of the risks of investing in the Company. Please carefully read the PRIVATE PLACEMENT MEMORANDUM's "Risk Factors" section for a discussion of certain significant risks to be considered in evaluating an investment in the Company.***

***This fact sheet is for informational purposes only and should not be regarded as a recommendation, an offer to sell, or a solicitation of an offer to buy any security. Any investment information contained herein has been secured from sources **INVESTHOME CAPITAL MANAGEMENT, LLC** believe are reliable, but we make no representations or warranties as to the accuracy of such information and accept no liability therefor. No part of this fact sheet is intended to be binding on **INVESTHOME CAPITAL MANAGEMENT, LLC** or to supersede any issuer offering materials. Investing in the Investhome REIT's common shares is speculative and involves substantial risks. The payment of distributions is not guaranteed and may fluctuate. Review the "Risk Factors" section of the Investhome **REIT's PRIVATE PLACEMENT MEMORANDUM** for a discussion of risks that should be considered before you invest. You should not invest unless you can sustain the risk of total loss of capital. Past performance is not necessarily indicative of future results. For additional information on risks and disclosures visit <https://www.link.gelecek.com> Investhome is not a registered broker-dealer, investment adviser or crowdfunding portal. We recommend that you consult with a financial advisor, attorney, accountant, and any other professional that can help you to understand and assess the risks associated with any investment opportunity.



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