

# MORAN

## WEALTH MANAGEMENT

### Real Estate Investment Trust - Risk

Time Period: 10/1/2017 to 9/30/2020

Calculation Benchmark: MSCI US REIT NR USD

	REIT	MSCI US REIT*
Std Dev	20.46	19.14
Alpha	6.37	0.00
Beta	0.98	1.00
R2	83.99	100.00
Sharpe Ratio	0.18	-0.13
Max Drawdown	-27.90	-29.00
Down Capture Ratio	91.21	100.00
Max Gain	40.77	35.82
Up Capture Ratio	119.32	100.00

Footer: Time period = 3 year statistics

### Benchmark Description

The MSCI US REIT Index - A free float-adjusted market capitalization index that is comprised of equity REITs. The index is based on MSCI USA Investable Market Index (IMI) its parent index which captures large, mid and small caps securities. Representing about 99% of the US REIT universe and securities are classified in the Equity REITs Industry (under the Real Estate sector) according to the Global Industry Classification Standard (GICS). It however excludes Mortgage REIT and selected Specialized REITs.

Past Performance is No Guarantee of Future Results

### Moran Wealth Management

5801 Pelican Bay Blvd., Ste. 110 Naples, FL 34108  
239-920-4440  
www.MoranWM.com

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**Investment and Insurance Products: NOT FDIC-Insured/NO Bank Guarantee/MAY Lose Value**

Source: Morningstar Direct

**Standard Deviation** - A statistical measurement of dispersion about an average which depicts how widely the returns varied over a certain period of time. Morningstar computes standard deviation using the trailing monthly total returns for the appropriate time period. All of the monthly standard deviations are then annualized.

**Alpha** - A measure of the difference between a portfolio's actual returns and its expected performance, given its level of risk as measured by beta.

**Beta** - Beta is a measure of systematic risk with respect to a benchmark. Systematic risk is the tendency of the value of the fund and the value of benchmark to move together. Beta measures the sensitivity of the fund's excess return (total return minus the risk free return) with respect to the benchmark's excess return that results from their systematic comovement.

**R-Squared** - Reflects the percentage of a portfolio's movements that can be explained by movements in its benchmark.

**Sharpe Ratio** - A risk adjusted measure calculated by using standard deviation and excess return to determine reward per unit of risk.

**Max Drawdown** - The peak to trough decline during a specific record period of an investment or fund. It is usually quoted as the percentage between the peak to the trough.

**Downside Capture Ratio** - Downside Capture Ratio measures manager's performance in down markets. A down market is defined as those periods (months or quarters) in which market return is less than 0. In essence, it tells you what percentage of the down market was captured by the manager.

**Max Gain** - The peak to trough incline during a specific record period of an investment or fund. It is usually quoted as the percentage between the peak to the trough.

**Upside Capture Ratio** - Upside Capture Ratio measures a manager's performance in up markets relative to the market (benchmark) itself. It is calculated by taking the security's upside capture return and dividing it by the benchmark's upside capture return.

The benchmark for the Real Estate Investment Trust Portfolio is the MSCI US REIT Index. This index became the comparison benchmark for the Real Estate Investment Trust Portfolio on 9/30/2019 and was changed retroactively back to inception from the Dow Jones US REIT Index. The underlying stock selection and portfolio management process remain unchanged. The benchmark was changed to create a more accurate representation of the portfolio's size and style characteristics. Information regarding the comparison to the Dow Jones US REIT Index is available upon request. The MSCI US REIT Index is a free float-adjusted market capitalization index that is comprised of equity REITs. The index is based on MSCI USA Investable Market Index (IMI) its parent index which captures large, mid and small caps securities. Representing about 99% of the US REIT universe and securities are classified in the Equity REITs Industry (under the Real Estate sector) according to the Global Industry Classification Standard (GICS). It however excludes Mortgage REIT and selected Specialized REITs.

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