

Stanger Announces Updated Research Report on Ares Real Estate Income Trust Inc.

Research Report Immediately Available

Shrewsbury, New Jersey, December 1, 2022 – The Stanger Research Group at Robert A. Stanger & Co., Inc. announces its updated research report on Ares Real Estate Income Trust Inc. (“**AREIT**”), a diversified NAV REIT with approximately \$5.1 billion in total asset value. The research report is immediately available.

According to Kevin T. Gannon, Chairman and CEO of Stanger, “AREIT is one of the longest tenured NAV REITs, having operated as such for a decade. After overhauling the portfolio over the past few years to reallocate investments toward residential and industrial assets, AREIT took a pause on new property acquisitions during Q3 2022 amid the significant changes in capital markets. AREIT also has more than doubled its allocation toward debt and securities investments as a percentage of NAV over the past twelve months to take advantage of rising floating interest rates. Looking at the other side of the balance sheet, approximately 80% of AREIT’s debt obligations are at fixed or hedged-to-fixed rates, which mitigates the short- and near-term impact of higher market interest rates on the company’s bottom line.”

Stanger’s research is extensive and includes a recommendation based upon a comprehensive review of (i) current NAV, asset composition and pricing; (ii) a five-year projection of cash flow and target NAV ranges based on a proprietary model developed by Stanger; (iii) an assessment of the incremental impact of new fundraising on the returns to existing investors; and (iv) a complete review of historical fundraising, redemptions, distributions, and annualized total returns.

In addition to AREIT, over the past two months Stanger has issued updated research reports on Ares Industrial Real Estate Income Trust Inc. (“**AI-REIT**”), which is also sponsored by Ares, as well as Brookfield Real Estate Income Trust Inc. (“**BFRI**”), and Hines Global Income Trust, Inc. (“**HGIT**”). Stanger expects to issue updated research reports in the coming months on the other NAV REITs in its coverage universe, which includes Blackstone Real Estate Income Trust, Inc. (“**BREIT**”), JLL Income Property Trust, Inc. (“**JLLIPT**”), KKR Real Estate Select Trust Inc. (“**KREST**”), Nuveen Global Cities, REIT, Inc. (“**GCREIT**”), and Starwood Real Estate Income Trust, Inc. (“**SREIT**”).

Subscriptions are \$299 for each separate research report copy (Authorized Unit). Discounts are available for Total Authorized Units in excess of twenty. Stanger expects to regularly update its research and to add additional NAV REITs to its coverage universe over the next twelve months. [Click Here For Subscription Agreement.](#)

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