

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

Research Report Immediately Available

Shrewsbury, New Jersey, November 14, 2022 – The Stanger Research Group at Robert A. Stanger & Co., Inc. announces its updated research report on Brookfield Real Estate Income Trust Inc. (“**BFRI**”). BFRI is a diversified NAV REIT with nearly \$2.5 billion in total asset value. The research report is immediately available.

According to Kevin T. Gannon, Chairman and CEO of Stanger, “In the year since Brookfield took over the advisory role, BFRI has tripled the number of multifamily units owned, expanded into the UK, and diversified into logistics and single-family rental properties. Leveraging its partnership with Oaktree, the company has also recently ratcheted up its emphasis on real estate credit investments, which now comprise over 13% of its total investment portfolio. Since year end, BFRI has reduced its leverage to roughly 50% while generating a total return of over 16%¹. However, with a significant percentage of its debt being based on floating rates, the impact of rising interest rates and hedging activities on earnings will be a key focus in the years ahead.”

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.

Over the past two months, Stanger has issued updated research reports on Blackstone Real Estate Income Trust, Inc. (“**BREIT**”), Hines Global Income Trust, Inc. (“**HGIT**”) and Nuveen Global Cities REIT, Inc. (“**GCREIT**”). Stanger expects to issue updated research reports in the coming weeks on the other NAV REITs in its coverage universe, which includes Ares Industrial Real Estate Income Trust Inc. (“**AI-REIT**”), Ares Real Estate Income Trust Inc. (“**AREIT**”), JLL Income Property Trust, Inc. (“**JLLIPT**”), KKR Real Estate Select Trust Inc. (“**KREST**”), 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 in 2022. [Click Here For Subscription Agreement.](#)

Call or email Stanger for the NAV REIT Research Reports at 732-389-3600 x 213 or email LBuff@rastanger.com.

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¹ Total return on Class I shares, calculated based on distributions plus change in NAV, assuming reinvestment of distributions.



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