

# CRSP/ZIMAN REAL ESTATE DATA SERIES RELEASE NOTES

APRIL 2014 MONTHLY UPDATE

## FILE VERSION SPECIFICS

- The CRSP/Ziman Real Estate Data Series contains data through April 2014, shipped in May.
- The data series contains 589 securities of which 207 are currently trading. The date range is from 19800102-20140430.
- 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. The Zip files available for download include a version for each different set of files, found in the table in the zip file structure section below.

## 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.

## 201404 REIT SUMMARY

PERMNO	COMPANY NAME	TICKER	CUSIP	START DATE	END DATE
ADDS					
14559	CITY OFFICE REIT INC	CIO	17858710	4/15/2014	4/30/2014
14566	FARMLAND PARTNERS INC	FPI	31154R10	4/11/2014	4/30/2014
14575	NEW YORK REIT INC	NYRT	64976L10	4/15/2014	4/30/2014
14598	AMERICAN REALTY CAP HLTHCR TR IN	HCT	02917R10	4/7/2014	4/30/2014
DELISTS					
61938	B R E PROPERTIES INC	BRE	05564E10	8/14/1980	4/1/2014

## DATABASE CHANGES

PERMNO 14252 (GAMING & LEISURE PROPERTIES INC) had a shares outstanding change to 112132 from 111461 for 20140317-20140331.

PERMNO 49744 (POTLATCH CORP NEW) had a shares outstanding change to 40589 from 40537 for 20140303-20140331.

PERMNO 50702 (PENNSYLVANIA REAL ESTATE INVNT TR) had a shares outstanding change to 34569 from 23481 for 20031128-20031231 and a shares change to 35590 from 23481 for 20040130-20040227.

PERMNO 80014 (CIM COMMERCIAL TRUST CORP) had a shares outstanding change to 10835 from 6449 for 20040301-20040429 and a shares change to 10880 from 10877 for 20050331-20050428 and a shares change to 10550 from 10568 for 20090430-20090528 and a shares change to 10548 from 10550 for 20090630-20090828.

PERMNO 89646 (AMERICA FIRST APT INV INC) had a shares outstanding change to 5074 from 5023 for 20030131-20030228.

PERMNO 89823 (GLADSTONE COMMERCIAL CORP) had a shares outstanding change to 15748 from 15662 for 20140304-20140328 and a shares change to 16081 from 15662 for 20140331.

PERMNO 90092 (SABRA HEALTHCARE REIT INC) had a shares outstanding change to 38933 from 38789 for 20140228-20140331.

PERMNO 90214 (NEW YORK MORTGAGE TRUST INC) had a shares outstanding change to 75707 from 75602 for 20140305-20140331.

PERMNO 90498 (TRADE STREET RESIDENTIAL INC) had a shares outstanding change to 36581 from 36350 for 20140321-20140331.

PERMNO 90506 (SOTHERLY HOTELS INC) had a shares outstanding change to 10244 from 10207 for 20140228-20140331.

PERMNO 78927 (DDR CORP) had a shares outstanding change to 84634 from 66612 for 20030314-20030328.

PERMNO 81660 (RECKSON ASSOCIATES REALTY CORP) had a shares outstanding change to 57939 from 48007 for 20031126.

PERMNO 85264 (PAN PACIFIC RETAIL PROPERTIES IN) had a shares outstanding change to 41400 from 33584 for 20030121-20030130.

**DELIVERY**

CRSP data delivery for all products is available through the “Cloud.” By utilizing IPSwitch’s MOVEit Cloud product (<https://crsp.moveitcloud.com>), you can download data products either on demand, or with scheduled processes.

**ZIP INSTALLS**

CRSP uses a zip process for data installation. ZIP utilities that are standard on all platforms should work to unzip the databases. On Windows computers, CRSP recommends using 7-ZIP, which can be downloaded from this site: <http://www.7-zip.org/>

**Several important items to note:**

- All directories are extracted to lower case letters. For example: C:\crspdata\raz201308
- All Windows Users: Extracting a zipped file does not create an installed program in Windows. It will not show in the Windows Control Panel. When uninstalling the data, just delete the directories that contain the detailed files

Red Hat Linux Users: If your version of Red Hat is earlier than 6.0, you will need to install an updated version of the “File Roller” program in order to install the data

**ZIP FILE STRUCTURE AND PROCESS:**

Three separate zip files need to be unzipped separately. Unzip the files into the root or home or your target directory. For example, c:\ in Windows; /home for Linux and Solaris. The unzip process will create the \crspdata subdirectory.

Note that the destination directories have also changed as part of this process:

ZIP FILE ON DISK	DESCRIPTION	INSTALL PATH
razyyyymm_ascii	ASCII files	\crspdata\razyyyymm_ascii
razyyyymm_msaccess	MS Access tables	\crspdata\razyyyymm_msaccess
razyyyymm_sas	SAS files	\crspdata\razyyyymm_sas

Contact CRSP Client Services for assistance at [support@crsp.chicagobooth.edu](mailto:support@crsp.chicagobooth.edu) or call 312-263-6400, Option 2.

**SYSTEM REQUIREMENTS**

- SAS version 8 or higher, Microsoft Access, or an analytical tool of your choice
- Sufficient disk space to load and manipulate the data series.\*

DATA SERIES FORMAT	MONTHLY DATA SERIES	DAILY/MONTHLY DATA SERIES
ASCII	10.8 MB	230 MB
Microsoft Access	10.6 MB	197 MB
SAS V 9.1	12.4 MB	244 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

### 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*	
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	

### 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.