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Nota di contenuto	Cover; Title Page; Copyright; Contents; Foreword; Preface; Acknowledgments; About the Author; Part I An Introduction to REITs; Chapter 1 What Is a REIT?; Size of the REIT Industry; Categories of REITs; Equity REITs; Mortgage REITs; Classification by Property Type; Size and Index Inclusion; Geographic Focus; Growth Strategy; Where to Find Information on REITs; FTSE NAREIT All REITs Index; Company-Specific Websites; Indexes for Tracking REIT Performance; Exchange-Traded Funds for Investing in REITs; Chapter 2 Why Invest in REITs?; Double-Digit Total Returns; Dividends; Liquidity Portfolio Diversification Hedge Against Inflation; Transparent Corporate Structures; Chapter 3 REIT Dividends; Rockland REIT; REIT Yields; Are REIT Yields Safe?; Quantifying Dividend Safety; Dividend/FFO Payout Ratio; Debt Ultimately Determines Dividend Safety; Debt-to-Total Market Capitalization Ratio; Debt-to-Gross Book Value Ratio; Legal Standing of Leases Supports Dividend Safety; REIT Dividends and Taxation; REITs Do Not Pay Out All of Their Cash in Dividends; The Components of a REIT's Common Dividend; REIT Dividends and the Bush Tax Cuts; Preferred Stock Dividends

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