

Self directed ira real estate

Place IRA Funds Into Alternate Investments Like Real Estate &amp; More

www.GuidantFinancial.com

AdChoices ►

**RealtyRates.com™ Investor Survey Cap Rate Indices Decrease For All Property Types During 1st Quarter 2012**

Consistent with a four basis point drop in Treasury rates to which most commercial mortgage interest rates are indexed, the RealtyRates.com™ Investor Survey Weighted Composite (Cap Rate) Index™ decreased 10 (rounded) basis points, from 9.77% to 9.66% during the 1st Quarter of 2012.

The greatest quarter-over-quarter cap rate index decrease was recorded by the Mobile Home/RV Park sector, down 34 basis points, followed by the Apartment sector down 14 basis points.

The smallest decreases were recorded by the Healthcare/Senior Housing and Self Storage sectors, both down two basis points during the same period.

Mortgage terms eased a bit during the 1st Quarter as spreads decreased slightly all property types, while equity dividend rates also decreased somewhat. However, net operating income was down for virtually all property types except Apartments and Lodging facilities

RealtyRates.com INVESTOR SURVEY - 2nd Quarter 2012*																								
CURRENT & HISTORICAL CAP RATE INDICES																								
Method: Weighted* Property Category Indices																								
	Apts		Golf		Healthcare Senior Housing		Industrial		Lodging		MH/RV Park		Office		Retail		Restaurant		Self Storage		Special Purpose		Weighted* Composite Indices	
Year	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg	Rate	Chg
2012	8.40		12.06		8.88	-33	9.18		10.61		9.11		9.53		9.21		11.75		10.21		11.05		9.66	
1st Qtr.	8.40	-14	12.06	-6	8.88	-2	9.18	-16	10.61	-7	9.11	-34	9.53	-5	9.21	-8	11.75	-14	10.21	-2	11.05	-8	9.66	-10
2011	8.60	-29	12.00	-22	9.21	-40	9.49	-11	10.81	-24	9.48	-8	9.44	-10	9.28	-26	11.70	-14	10.69	-3	11.12	-17	9.81	-19
4th Qtr.	8.54	26	12.13	34	8.90	-17	9.34	2	10.68	24	9.45	36	9.58	25	9.29	17	11.88	41	10.23	-27	11.13	17	9.77	17
2010	8.89	4	12.22	5	9.62	15	9.60	12	11.05	7	9.55	22	9.54	16	9.54	25	11.84	12	10.72	21	11.30	0	10.00	13
2009	8.85	8	12.17	16	9.47	10	9.48	10	10.98	-7	9.33	1	9.38	29	9.29	20	11.72	15	10.50	37	11.30	8	9.87	14
2008	8.77	-4	12.01	29	9.37	-16	9.38	-14	11.05	56	9.32	-5	9.09	-16	9.09	-11	11.57	-28	10.13	20	11.22	-7	9.74	-1
2007	8.81	-45	11.72	-21	9.53	-65	9.52	-25	10.49	-28	9.37	-26	9.25	-47	9.20	-12	11.85	61	9.93	-38	11.29	-24	9.75	-28
2006	9.26	12	11.93	47	10.18	15	9.77	35	10.77	27	9.63	41	9.72	26	9.32	30	11.24	18	10.31	27	11.53	9	10.03	26
2005	9.14	14	11.46	80	10.03	-16	9.42	-30	10.50	-21	9.22	19	9.46	6	9.02	16	11.06	5	10.04	13	11.44	-30	9.77	2
2004	9.00	-19	10.66	28	10.19	-37	9.72	19	10.71	-98	9.03	-48	9.40	-4	8.86	-19	11.01	-15	9.91	-13	11.74	-30	9.75	-19
2003	9.19	-2	10.38	-32	10.56	64	9.53	33	11.69	56	9.51	-11	9.44	1	9.05	-18	11.16	8	10.04	-53	12.04	105	9.94	12
2002	9.21	-40	10.70	18	9.92	-39	9.20	-61	11.13	26	9.62	-60	9.43	-35	9.23	-62	11.08	-3	10.57	-12	10.99	-177	9.82	-41
2001	9.61	64	10.52	133	10.31	90	9.81	16	10.87	98	10.22	-68	9.78	-35	9.85	-53	11.11	47	10.69	13	12.76	32	10.23	21
2000	8.97		9.19		9.41		9.65		9.89		10.90		10.13		10.38		10.64		10.56		12.44		10.01	

\* Weighted by methodology: Band-of-Investment, DCR Technique, Sales Survey

\* Further weighted by property category

\* 1st Quarter 2012 Data

Copyright 2012 RealtyRates.com™

Close Window