

June 11, 2012

The Honorable Patrick J. Tiberi
United States House of Representatives
106 Cannon House Office Building
Washington, D.C. 20515

The Honorable Richard E. Neal
United States House of Representatives
2208 Rayburn House Office Building
Washington, D.C. 20515

Dear Representatives Tiberi and Neal:

On behalf of the commercial real estate industry, we are writing to express our support for H.R. 5746, the Update and Streamline REIT Act (U.S. REIT Act), and to thank you for your leadership in co-sponsoring this non-controversial, bipartisan legislation.

In 1960, Congress enacted the original tax provisions that created the opportunity for individual investors to obtain the benefits of large scale, income-producing real estate while diversifying their investment portfolio. Today, REITs are widely held entities that own about \$900 billion of commercial real estate properties, amounting to approximately 20% of investment grade commercial real estate in this country. At little or no revenue cost, the U.S. REIT Act would make a number of narrowly targeted, but important, changes to the tax rules applicable to REITs to enable them to operate effectively, keep up with market changes, and remain consistent with the Congressional goal of more than five decades ago of making professionally managed, income producing real estate available to investors from all walks of life.

Commercial real estate is an important contributor to the U.S. economy and impacts the way in which Americans live, work, shop, and carry on business. REITs are a small but significant part of the larger real estate community. We applaud your efforts to keep the rules governing REITs up to date to make it easier for investors to diversify their retirement and savings portfolios, and we fully support H.R. 5746.

Sincerely,

American Hotel & Lodging Association
American Land Title Association
American Resort Development Association
American Seniors Housing Association
Building Owners and Managers Association (BOMA) International
CCIM Institute
CRE Finance Council
Institute of Real Estate Management
International Council of Shopping Centers

Investment Program Association
Manufactured Housing Institute
NAIOP, Commercial Real Estate Development Association
National Apartment Association
National Association of Real Estate Investment Trusts
National Association of Realtors
National Multi Housing Council
Realtors Land Institute
Society of Industrial and Office Realtors
The Real Estate Roundtable