

# STRATTON MUTUAL FUNDS - FACT SHEET

PERIOD ENDED MAY 29, 2009

## PERFORMANCE THROUGH 3/31/09

	<u>Stratton Multi-Cap</u>	<u>Stratton Monthly Dividend REIT Shares</u>	<u>Stratton Small-Cap Value</u>
Avg. Annual Returns			
Inception Date	9/30/72	5/31/80	4/12/93
One Year	-40.32%	-48.34%	-35.14%
Three Year	-14.92%	-20.44%	-15.53%
Five Year	-2.78%	-8.06%	-1.97%
Ten Year	+2.81%	+4.37%	+6.96%
<b>Year-to-Date through 5/29/09</b>	<b>+7.08%</b>	<b>-5.12%</b>	<b>-3.09%</b>
One Month	+9.75%	+1.83%	+2.34%

*The performance data quoted represents past performance and does not guarantee future results. Current performance may be lower or higher. Performance data current to the most recent month-end may be obtained at [www.strattonfunds.com](http://www.strattonfunds.com). The investment return and principal value of an investment will fluctuate so that shares, when redeemed, may be worth more or less than their original cost. The Gross Expense Ratios for the Funds, as stated in the current Prospectus, are as follows: Stratton Multi-Cap -1.07%; Stratton Monthly Dividend REIT Shares -1.00%; Stratton Small-Cap Value -1.22%. Investors may incur a fee of 1.50% if shares are redeemed or exchanged within 120 days of purchase. The performance shown reflects certain fee waivers and reimbursements, it would have been lower had these not been in effect.*

## TOP 5 SECTOR CATEGORIES

	<u>Stratton Multi-Cap</u>	<u>Stratton Monthly Dividend REIT Shares</u>	<u>Stratton Small-Cap Value</u>
Energy	16.2%	Health Care	29.0%
Technology	14.3%	Apartments	18.3%
Utilities	13.6%	Office	15.3%
Basic Materials	12.1%	Industrial	7.1%
Aerospace	7.9%	Regional Malls	6.5%
		Technology	16.0%
		Banking / Financial	15.9%
		Health Care	12.5%
		Consumer Staples	7.5%
		Utilities	7.3%

## TOP 10 HOLDINGS

	<u>Stratton Multi-Cap</u>	<u>Stratton Monthly Dividend REIT Shares</u>	<u>Stratton Small-Cap Value</u>
Owens-Illinois, Inc.	4.1%	Universal Health Realty Income Trust	5.6%
General Cable Corp.	3.8%	National Retail Properties, Inc.	4.8%
International Business Machines Corp.	3.8%	EastGroup Properties, Inc.	4.8%
AMETEK, Inc.	3.1%	Liberty Property Trust	4.8%
Freeport-McMoRan Copper & Gold, Inc.	3.1%	National Health Investors, Inc.	4.6%
Triumph Group, Inc.	3.1%	Mid-America Apartment Communities, Inc.	4.4%
XTO Energy, Inc.	3.0%	Health Care REIT, Inc.	4.2%
Hess Corp.	2.8%	Nationwide Health Properties, Inc.	4.2%
Oracle Corp.	2.8%	UDR, Inc.	3.8%
Thermo Fisher Scientific, Inc.	2.8%	Camden Property Trust	3.7%
		Jos. A. Bank Clothiers, Inc.	2.2%
		Aaron's, Inc.	2.1%
		Ralcorp Holdings, Inc.	2.1%
		Affiliated Managers Group, Inc.	2.1%
		CommScope, Inc.	2.1%
		The Gymboree Corp.	2.1%
		ON Semiconductor Corp.	2.0%
		Syniverse Holdings, Inc.	1.9%
		LifePoint Hospitals, Inc.	1.9%
		Nationwide Health Properties, Inc.	1.9%

*Portfolio holdings may not reflect the current or future position in the portfolios. Holdings may be subject to change at any time.*

## OTHER INFORMATION

Web Site Address: [WWW.STRATTONFUNDS.COM](http://WWW.STRATTONFUNDS.COM)

Telephone: 1-800-634-5726

	<u>Stratton Multi-Cap</u>	<u>Stratton Monthly Dividend REIT Shares</u>	<u>Stratton Small-Cap Value</u>
Portfolio Manager:	James W. Stratton	James A. Beers	Gerald M. Van Horn, CFA
Symbol:	STRGX	STMDX	STSCX
Total Net Assets:	\$71 million	\$57 million	\$687 million
Net Asset Value:	\$28.59 Per Share	\$15.73 Per Share	\$33.19 Per Share
Number of Holdings:	43	36	77
Median Market-Cap:	\$15,461 M	\$1,107 M	\$1,038 M

**Stratton Monthly Dividend REIT Shares** invests primarily in one sector of the market and may be subject to a higher degree of market risk than funds holding more diversified investment portfolios.

**Stratton Small-Cap Value Fund** is suitable for those who are comfortable with the high degree of market risk and illiquidity concerns that may come with small-cap stock investing.

*This information must be preceded or accompanied by the current Prospectus for the Funds. Before investing, you should read the Prospectus carefully and consider the Fund's investment objectives, risks, charges and expenses.*

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