

STRATTON MUTUAL FUNDS - FACT SHEET

PERIOD ENDED JANUARY 31, 2010

PERFORMANCE THROUGH 12/31/09

	<u>Multi-Cap Fund</u>	<u>Real Estate Fund</u>	<u>Small-Cap Value Fund</u>
Avg. Annual Returns			
Inception Date	9/30/72	5/31/80	4/12/93
One Year	+24.84%	+33.90%	+17.87%
Three Year	-2.94%	-7.57%	-5.06%
Five Year	+1.08%	+1.07%	+1.55%
Ten Year	+6.96%	+10.37%	+9.77%
Year-to-Date through 1/31/10	-4.65%	-4.53%	-1.66%
One Month	-4.65%	-4.53%	-1.66%

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. 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 Stratton Funds, as stated in the current Prospectus, are as follows: Multi-Cap Fund -1.07%; Real Estate Fund -1.00%; Small-Cap Value Fund -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>Multi-Cap Fund</u>	<u>Real Estate Fund</u>	<u>Small-Cap Value Fund</u>
Basic Materials	17.5%	Health Care	24.6%
Technology	16.7%	Banking / Financial	17.1%
Energy	15.4%	Apartments	20.1%
Health Care	10.9%	Office	17.8%
Capital Goods	7.8%	Industrial	6.9%
		Shopping Centers	6.4%
		Energy	9.3%

TOP 10 HOLDINGS

	<u>Multi-Cap Fund</u>	<u>Real Estate Fund</u>	<u>Small-Cap Value Fund</u>
Freeport-McMoRan Copper & Gold, Inc.	3.9%	UDR, Inc.	4.0%
Harris Corp.	3.7%	Hospitality Properties Trust	3.9%
Owens-Illinois, Inc.	3.6%	National Health Investors, Inc.	3.9%
International Business Machines Corp.	3.6%	Highwoods Properties, Inc.	3.9%
Hewlett-Packard Co.	3.4%	EastGroup Properties, Inc.	3.8%
Thermo Fisher Scientific, Inc.	3.4%	Universal Health Realty Income Trust	3.8%
Oracle Corp.	3.4%	Nationwide Health Properties, Inc.	3.7%
Amedisys, Inc.	3.2%	Mid-America Apartment Communities, Inc.	3.7%
H&R Block, Inc.	3.1%	National Retail Properties, Inc.	3.6%
Tyco International, Ltd.	3.1%	Mack-Cali Realty Corp.	3.5%
		PAREXEL International Corp.	2.0%
		Arbitron, Inc.	1.8%
		Jarden Corp.	1.8%
		Syniverse Holdings, Inc.	1.8%
		CommScope, Inc.	1.8%
		Kinetic Concepts, Inc.	1.8%
		Amedisys, Inc.	1.7%
		Parametric Technology Corp.	1.7%
		The Shaw Group, Inc.	1.7%
		Carrizo Oil & Gas, Inc.	1.7%

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

OTHER INFORMATION

Website Address: WWW.STRATTONFUNDS.COM

Telephone: 1-800-634-5726

	<u>Multi-Cap Fund</u>	<u>Real Estate Fund</u>	<u>Small-Cap Value Fund</u>
Portfolio Manager:	James W. Stratton	James A. Beers	Gerald M. Van Horn, CFA
Symbol:	STRGX	STMDX	STSCX
Total Net Assets:	\$69 million	\$71 million	\$762 million
Net Asset Value:	\$31.59 Per Share	\$20.88 Per Share	\$39.70 Per Share
Number of Holdings:	40	37	73
Median Market-Cap:	\$18,356 M	\$2,147 M	\$1,366 M

Stratton Real Estate Fund 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 each Fund's investment objectives, risks, charges and expenses.

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