

STRATTON MUTUAL FUNDS - FACT SHEET

PERIOD ENDED December 31, 2011

PERFORMANCE THROUGH 12/31/11

	<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	-11.84%	+5.35%	+0.34%
Three Year	+7.42%	+20.03%	+13.28%
Five Year	-1.91%	+0.39%	+1.08%
Ten Year	+3.76%	+8.90%	+8.59%
Year-to-Date through 12/31/11	-11.84%	+5.35%	+0.34%
One Month	-1.51%	+4.61%	+0.57%

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 is 1.14%; Real Estate Fund is 1.04%; Small-Cap Value Fund is 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>
Energy	17.2%	Apartments 21.3%	Banking / Financial 16.1%
Technology	12.1%	Health Care 15.3%	Technology 13.0%
Basic Materials	11.4%	Office 13.5%	Industrial 11.1%
Retailing	10.7%	Lodging 11.0%	REITs 9.1%
Health Care	9.6%	Regional Malls 10.5%	Utilities 8.2%

TOP 10 HOLDINGS

	<u>Multi-Cap Fund</u>	<u>Real Estate Fund</u>	<u>Small-Cap Value Fund</u>
International Business Machines Corp.	3.5%	Simon Property Group, Inc. 3.4%	Chicago Bridge & Iron Company N.V. 2.4%
PNC Financial Services Group, Inc.	3.3%	AvalonBay Communities, Inc. 3.3%	Ruddick Corp. 2.2%
Abbott Laboratories	3.2%	UDR, Inc. 3.2%	Silgan Holdings, Inc. 2.1%
Anadarko Petroleum Corp.	2.9%	Camden Property Trust 3.2%	MasTec, Inc. 2.1%
Energen Corp.	2.9%	HCP, Inc. 3.2%	Moog, Inc. Class A 2.1%
Freeport-McMoRan Copper & Gold, Inc.	2.8%	EastGroup Properties, Inc. 3.1%	Casey's General Stores, Inc. 2.1%
ConocoPhillips	2.8%	American Campus Communities, Inc. 2.9%	Crane Co. 2.0%
Occidental Petroleum Corp.	2.7%	Equity Residential 2.9%	Southwest Gas Corp. 2.0%
Tyco International, Ltd.	2.7%	Ventas, Inc. 2.8%	Anixter International, Inc. 2.0%
National Oilwell Varco, Inc.	2.6%	Mid-America Apartment Communities, Inc. 2.8%	Belden, Inc. 2.0%

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 A. Beers	James A. Beers	Gerald M. Van Horn, CFA
Symbol:	STRGX	STMDX	STSCX
Total Net Assets:	\$52 million	\$78 million	\$772 million
Net Asset Value:	\$32.65 Per Share	\$26.98 Per Share	\$49.79 Per Share
Number of Holdings:	47	46	64
Median Market-Cap:	\$23,657 M	\$2,906 M	\$1,777 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. You should consider the investment objectives, risks, charges and expenses of the Fund carefully before investing. The Prospectus should be read carefully before investing.

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