

STRATTON REAL ESTATE FUND
TOTAL RETURN
(Price Appreciation Plus Dividends & Capital Gains Reinvested)

<u>Date</u>	<u>Investment Value</u>	<u>% Change in Period</u>
05/31/80	\$10,000	---
12/31/80	9,837	- 1.6
12/31/81	11,141	+ 13.3
12/31/82	13,449	+ 20.7
12/31/83	15,045	+ 11.9
12/31/84	18,233	+ 21.2
12/31/85	23,686	+ 29.9
12/31/86	28,534	+ 20.5
12/31/87	25,281	- 11.4
12/31/88	27,748	+ 9.8
12/31/89	32,956	+ 18.8
12/31/90	31,695	- 3.8
12/31/91	42,819	+ 35.1
12/31/92	47,277	+ 10.4
12/31/93	50,396	+ 6.6
12/31/94	44,284	- 12.1
12/31/95	54,667	+ 23.4
12/31/96	59,359	+ 8.6
12/31/97	70,095	+ 18.1*
12/31/98	61,856	- 11.8
12/31/99	57,988	- 6.3
12/31/00	69,644	+ 20.1
12/31/01	85,646	+ 23.0
12/31/02	91,177	+ 6.5
12/31/03	120,703	+ 32.4
12/31/04	147,462	+ 22.2
12/31/05	153,511	+ 4.1
12/31/06	196,982	+ 28.32
12/31/07	166,737	- 15.35
12/31/08	116,151	- 30.34
12/31/09	155,527	+ 33.90
12/31/10	190,675	+ 22.60
12/30/11	200,867	+ 5.35
Latest 1 month ended 12/30/11		+ 4.61
Latest 12 months ended 12/30/11		+ 5.35
Latest 3 years ended 12/30/11 (avg. annual total return)		+ 20.03
Latest 5 years ended 12/30/11 (avg. annual total return)		+ 0.39
Latest 10 years ended 12/30/11 (avg. annual total return)		+ 8.90

<u>Period Ended</u> <u>12/30/11</u>	<u>Average Annual</u> <u>Total Return</u>	<u>Aggregate</u> <u>Total Return</u>
1 year	+ 5.35%	+ 5.35%
3 year	+ 20.03	+ 72.94
5 year	+ 0.39	+ 1.97
10 year	+ 8.90	+ 134.53
15 year	+ 8.47	+ 238.39
20 year	+ 8.03	+ 369.10
25 year	+ 8.12	+ 603.95
30 year	+ 10.12	+1,702.88

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 Ratio, as stated in the current Prospectus for the Stratton Real Estate Fund, is 1.04%. The performance shown reflects certain fee waivers and reimbursements, it would have been lower had these not been in effect.

Real Estate Funds may be subject to a higher degree of market risk because of concentration in a specific industry or geographic sector.

Total return calculations assume reinvestment of all dividend and capital gains distributions. There are no sales charges or 12b-1 fees of any kind in Stratton Real Estate Fund.

* 1997 was the first full year of a heavy REIT concentration in the portfolio.

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.