

STRATTON SMALL-CAP VALUE FUND

TOTAL RETURN

(Price Appreciation Plus Dividends & Capital Gains Reinvested)

<u>Date</u>	<u>NAV</u>	<u>Investment Value</u>	<u>% Change in Period</u>	
04/12/93	\$12.50	\$10,000	---	
12/31/93	13.31	10,754	+	7.5
12/31/94	12.69	10,464	-	2.7
12/31/95	15.76	13,318	+	27.3
12/31/96	16.79	15,311	+	15.0
12/31/97	22.47	21,799	+	42.4
12/31/98	20.11	19,709	-	9.6
12/31/99	19.44	19,320	-	2.0
12/31/00	23.32	23,940	+	23.9
12/31/01	25.30	26,546	+	10.9
12/31/02	22.88	24,021	-	9.5
12/31/03	32.96	35,943	+	49.6
12/31/04	40.33	45,444	+	26.4
12/31/05	43.28	50,379	+	10.9
12/31/06	48.43	57,341	+	13.82
12/31/07	46.14	56,080	-	2.20
12/31/08	34.25	41,628	-	25.77
12/31/09	40.37	49,067	+	17.87
02/26/10	41.12	49,978	+	1.86
Latest 1 month ended 02/26/10			+	3.58
Latest 12 months ended 02/26/10			+	51.90
Latest 5 years ended 02/26/10 (avg. annual total return)			+	1.58
Latest 10 years ended 02/26/10 (avg. annual total return)			+	10.64

<u>Period Ended</u>	<u>Average Annual</u>	<u>Aggregate</u>
<u>12/31/09</u>	<u>Total Return</u>	<u>Total Return</u>
1 year	+ 17.87%	+ 17.87%
3 year	- 5.06	- 14.43
5 year	+ 1.55	+ 7.97
10 year	+ 9.77	+ 153.97
15 year	+ 10.85	+ 368.89

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%. The performance shown reflects certain fee waivers and reimbursements, it would have been lower had these not been in effect.

Small company stocks are generally riskier than large company stocks due to greater volatility and less liquidity.

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 Small-Cap Value Fund.

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.