



YTD as of 8/31/2023

Alpha Portfolio **4.16%**  
Smart Yield **4.67%**

MARKETS

DOW JONES **4.97%**  
S&P 500 **17.76%**  
NASDAQ 100 **41.95%**  
REIT INDEX **-1.2%**  
SMALL CAP **8.17%**  
HIGH YIELD **2.24%**

BOND YIELDS

10 YR TREAS **5.44%**  
YTD CHANGE **2.09%**  
30 YR TREAS **5.53%**  
YTD CHANGE **1.01%**

SINCE INCEPTION

Through December 31, 2022

BROXTON **424.77%**  
S&P 500 **333.17%**  
DOW JONES **363.43%**



**REIT Rebound Update?:** We mentioned last month that After 2008, 2022 turned out to be the worst year on record for REITS or Real Estate Investment Trusts. Is it getting better? Not right now. September was one of the worst months on record for rising interest rates. The 10 year note hit a new high for the year and last 17 years as well! The REIT index or VNQ dropped close to 10% for the month. Interesting point: although treasuries were dropping to new lows. Corporates, municipal bonds and mortgage bonds did not follow with new lows. The well followed [S&P U.S. Aggregate Bond](#) Index contains every bond type and this did not hit new lows. So a little more stability than appears possibly. However we followed up with a report on REIT Medical Properties Trust (MPW) which is down 55% this year. After growing 200% from 2018 to 2022 MPW became criticized for having a high concentration in certain tenants and also making non real estate investments (10% of portfolio) in some of these tenants. After putting a stabilization strategy in and lowering the dividend, MPW should return to positive operational cash flow after capital expenditures and common dividends in 2024. Above right: a MPW property in Culver City CA. [REPORT](#)



**Recession update: Signs of economic growth** The GDPNow model estimate for real GDP growth (seasonally adjusted annual rate) in the third quarter of 2023 is 4.9 percent on September 27. Although there is still no recession after more than 18 months of a guaranteed start of one, most predictors are still going strong. “We are going to have a recession, because that’s the way the world works,” Katie Koch, CEO of Trust Company of the West!!!



**War in Ukraine:** The so called Ukrainian counteroffensive has a new long term objective, according to a fresh propaganda page on Wikipedia “breaching the frontlines.”

**Albertsons (ACI):** Kroger buyout update: Recently confidence in the deal got a major boost when it was announced that C&S Wholesale Grocers would purchase 413 Stores and 8 Distribution Centers from Albertsons and Kroger and up to an additional 237 stores if necessary to obtain FTC and other governmental approvals. [REPORT](#)

## Broxton Capital Advisors

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