Public REITs, which represent only ~8% of the $21 trillion U.S. commercial real estate market, are inherently more volatile than private real estate values. BREIT was designed to track private market real estate, with its NAV reflecting the fundamental fair value of its portfolio absent the effect of public market volatility.

Publicly traded REITs declined -74% during the Global Financial Crisis and -44% during COVID, far greater than any decline in private markets. This works in both directions: in 2021, publicly traded REITs in BREIT's major sectors returned +63%, far exceeding private real estate and BREIT in 2021.

Additionally, since 2010 public REITs have seen moves greater than 10% more than 50 times. This has never occurred with net asset values of private real estate over a quarterly period. Unlike most publicly traded REITs that are narrowly focused and invest in a single property type, BREIT’s thematic investing across sectors where we see outsized growth potential has added significant value. This includes exposure to sectors like student housing and affordable housing, which are not readily available to investors in the public market.