



Alternative Investing

Confronting Information Asymmetries: Evidence from Real Estate Markets

August 11, 2003

This article examines the importance of asymmetric information in commercial real estate markets in the U.S. Using indirect information variables and exogenous variation in the quality of property tax assessments to characterize high and low asymmetric information environments, we find strong evidence that asymmetric information is significant in the commercial property market. Not all the mechanisms suggested by theory, however, are used to resolve these information issues.

We observe striking and clear evidence of limited participation, selective offering and market segmentation. We find weak evidence that financial structure is used to allay information concerns. In effect, we find that in equilibrium, informed agents trade with each other, avoid trade with identifiable experts, and avoid selling properties that are particularly difficult to evaluate. In this context, signaling using financial structure is superfluous and is typically not employed.

Our approach differs from earlier empirical work in that we conduct direct tests of some of the fundamental implications of information theory using a novel and exogenous information measure based on the quality of property tax assessments.

This article shows that in responding to information disparities, economic agents first take direct action by not purchasing assets about which they are uninformed, focusing on assets that are easier to evaluate, and avoiding trades with the identifiably informed. Extending these results suggests that one might be cautious about regarding static financial structure choices as a device for minimizing information asymmetries, as this seems of second-order importance to limited participation, selective offering and market segmentation.

This document is not intended to, and does not relate specifically to any investment strategy or product that AQR offers. It is being provided merely to provide a framework to assist in the implementation of an investor's own analysis and an investor's own view on the topic discussed herein.

This document has been provided to you solely for information purposes and does not constitute an offer or solicitation of an offer or any advice or recommendation to purchase any securities or other financial instruments and may not be construed as such. The factual information set forth herein has been obtained or derived from sources believed by the author and AQR Capital Management, LLC ("AQR") to be reliable but it is not necessarily all-inclusive and is not guaranteed as to its accuracy and is not to be regarded as a representation or warranty, express or implied, as to the information's accuracy or completeness, nor should the attached information serve as the basis of any investment decision. This document is not to be reproduced or redistributed to any other person. The information set forth herein has been provided to you as secondary information and should not be the primary source for any investment or allocation decision. Past performance is not a guarantee of future performance. Diversification does not eliminate the risk of experiencing investment losses.

This material is not research and should not be treated as research. This paper does not represent valuation judgments with respect to any financial instrument, issuer, security or sector that may be described or referenced herein and does not represent a formal or official view of AQR. The views expressed reflect the current views as of the date hereof and neither the author nor AQR undertakes to advise you of any changes in the views expressed herein.

The information contained herein is only as current as of the date indicated, and may be superseded by subsequent market events or for other reasons. Charts and graphs provided

herein are for illustrative purposes only. The information in this presentation has been developed internally and/or obtained from sources believed to be reliable; however, neither AQR nor the author guarantees the accuracy, adequacy or completeness of such information. Nothing contained herein constitutes investment, legal, tax or other advice nor is it to be relied on in making an investment or other decision. There can be no assurance that an investment strategy will be successful. Historic market trends are not reliable indicators of actual future market behavior or future performance of any particular investment which may differ materially, and should not be relied upon as such. Diversification does not eliminate the risk of experiencing investment losses.

The information in this paper may contain projections or other forward-looking statements regarding future events, targets, forecasts or expectations regarding the strategies described herein, and is only current as of the date indicated. There is no assurance that such events or targets will be achieved, and may be significantly different from that shown here. The information in this document, including statements concerning financial market trends, is based on current market conditions, which will fluctuate and may be superseded by subsequent market events or for other reasons.