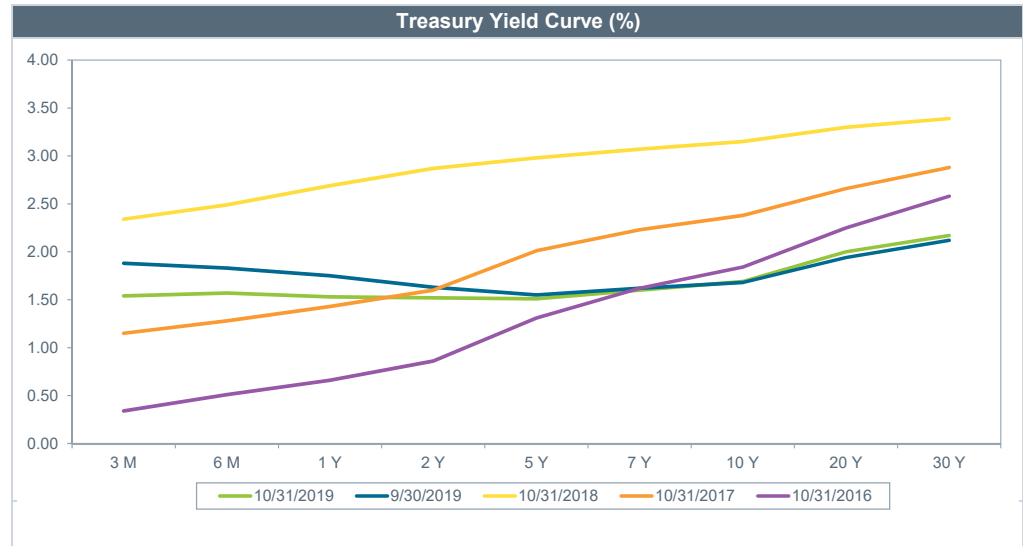


General Market Commentary	
•	During October, the Federal Open Market Committee (FOMC) voted to cut interest rates by 25 basis points for the third time this year, citing ongoing concerns surrounding economic growth. Chairman Powell commented that the current rate level is “likely to remain appropriate” for the foreseeable future, though he did note that the FOMC will remain flexible on future rate changes.
•	The yield curve steepened over the month, as short-term maturities decreased sharply while longer-dated maturities increased modestly.
•	Equity markets rallied during October on increased optimism of a trade deal between the US and China, and anticipation of a rate cut at the end of the month. International equities outperformed their US counterparts, driven by strong emerging markets performance.
•	Equity markets posted positive returns in October as the S&P 500 (Cap Wtd) Index returned 2.17% and the MSCI EAFE (Net) Index returned 3.59%. Emerging markets returned 4.22% as measured by the MSCI EM (Net) Index.
•	The Bloomberg US Aggregate Bond Index returned 0.30% in October, outperforming the 0.29% return by the Bloomberg US Treasury Intermediate Term Index. International fixed income markets returned 0.84%, as measured by the FTSE Non-US World Gov't Bond Index.
•	Public real estate, as measured by the FTSE NAREIT Eq REITs Index (TR), returned 1.37% in October and 8.48% over the trailing five-year period.
•	The Cambridge US Private Equity Index returned 11.93% for the trailing one-year period and 11.99% for the trailing five-year period ending June 2019.
•	Absolute return strategies, as measured by the HFRI FOF Comp Index, returned 0.51% for the month and 3.55% over the trailing one-year period.
•	Crude oil's price increased by 0.20% during the month, but has decreased by 17.04% YoY.



Economic Indicators	Oct-19	Sep-19	Oct-18	10 Yr	20 Yr
Federal Funds Rate (%)	1.58 ▼	1.90	2.20	0.59	1.82
Breakeven Inflation - 5 Year (%)	1.45 ▲	1.35	1.91	1.75	1.85
Breakeven Inflation - 10 Year (%)	1.55 ▲	1.52	2.06	2.00	2.03
Breakeven Inflation - 30 Year (%)	1.62 ▲	1.59	2.09	2.14	2.26
Bloomberg US Agg Bond Index - Yield (%)	2.23 ▼	2.26	3.59	2.53	3.83
Bloomberg US Agg Bond Index - OAS (%)	0.46 —	0.46	0.44	0.52	0.63
Bloomberg US Agg Credit Index - OAS (%)	1.05 ▼	1.09	1.12	1.33	1.46
Bloomberg US Corp: HY Index - OAS (%)	3.92 ▲	3.73	3.71	4.86	5.48
Capacity Utilization (%)	76.74 ▼	77.52	79.29	76.54	77.14
Unemployment Rate (%)	3.6 ▲	3.5	3.8	6.4	5.9
PMI - Manufacturing (%)	48.3 ▲	47.8	57.5	54.4	52.7
Baltic Dry Index - Shipping	1,731 ▼	1,823	1,490	1,315	2,325
Consumer Conf (Conf Board)	125.90 ▼	126.30	137.90	90.04	92.61
CPI YoY (Headline) (%)	1.8 ▲	1.7	2.5	1.8	2.2
CPI YoY (Core) (%)	2.3 ▼	2.4	2.1	1.8	2.0
PPI YoY (%)	-0.2 —	-0.2	3.7	1.8	2.3
M2 YoY (%)	6.7 ▲	5.6	3.4	5.9	6.2
US Dollar Total Weighted Index	91.71 ▼	93.25	91.74	82.56	86.11
WTI Crude Oil per Barrel (\$)	54 ▲	54	65	73	62
Gold Spot per Oz (\$)	1,513 ▲	1,472	1,215	1,342	925

Treasury Yield Curve (%)	Oct-19	Sep-19	Oct-18	Oct-17	Oct-16
3 Month	1.54	1.88	2.34	1.15	0.34
6 Month	1.57	1.83	2.49	1.28	0.51
1 Year	1.53	1.75	2.69	1.43	0.66
2 Year	1.52	1.63	2.87	1.60	0.86
5 Year	1.51	1.55	2.98	2.01	1.31
7 Year	1.60	1.62	3.07	2.23	1.62
10 Year	1.69	1.68	3.15	2.38	1.84
20 Year	2.00	1.94	3.30	2.66	2.25
30 Year	2.17	2.12	3.39	2.88	2.58

Market Performance (%)	MTD	QTD	CYTD	1 Yr	3 Yr	5 Yr	7 Yr	10 Yr
S&P 500 (Cap Wtd)	2.17	2.17	23.16	14.33	14.91	10.78	13.91	13.70
Russell 2000	2.63	2.63	17.18	4.90	10.96	7.37	11.19	12.27
MSCI EAFE (Net)	3.59	3.59	16.86	11.04	8.48	4.31	6.53	5.41
MSCI EAFE SC (Net)	4.54	4.54	17.15	8.82	8.55	7.39	9.19	8.12
MSCI EM (Net)	4.22	4.22	10.36	11.86	7.36	2.93	3.11	3.78
Bloomberg US Agg Bond	0.30	0.30	8.85	11.51	3.29	3.24	2.74	3.73
ICE BofAML 3 Mo US T-Bill	0.19	0.19	2.01	2.40	1.60	1.02	0.75	0.56
NCREIF ODCE (Gross)	N/A	N/A	3.77	5.60	7.31	9.35	10.30	10.86
FTSE NAREIT Eq REITs Index (TR)	1.37	1.37	28.69	23.70	9.96	8.48	10.37	13.71
HFRI FOF Comp Index	0.51	0.51	5.75	3.55	3.43	2.18	3.29	2.74
Bloomberg Cmdb Index (TR)	2.02	2.02	5.22	-2.58	-0.68	-6.65	-7.37	-4.44

NCREIF performance is reported quarterly; MTD and QTD returns are shown as "N/A" on interim-quarter months and until available. Data shown is as of most recent quarter-end. Treasury data courtesy of the US Department of the Treasury. Economic data courtesy of Bloomberg Professional Service.

