

# County Employees' Retirement Fund

## *Monthly ASAP Report*

November 30, 2024



2018    2019    2020    2021    2022    **2023**

**We are proud to announce that ACG has again been named a Greenwich Associates  
Quality Leader - recognized as one of the top consultants in the industry.**

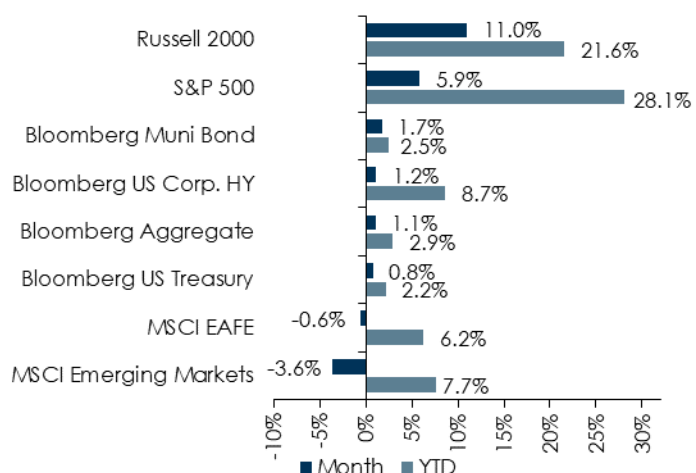
**Methodology and Disclosure:** Between February and November 2023, Coalition Greenwich conducted interviews with 708 individuals from 575 of the largest tax-exempt funds in the United States. These U.S.-based institutional investors are corporate, public, union, and endowment and foundation funds with either pension or investment pool assets greater than \$150 million. Study participants were asked to provide quantitative and qualitative evaluations of their asset management and investment consulting providers, including qualitative assessments of those firms soliciting their business and detailed information on important market trends. ACG is one of three firms recognized in the mid-size investment consultant category. The ratings may not be representative of any one client's experience with ACG; rather they are representative of those clients that chose to participate in the survey. The results are not indicative of ACG's future performance. ACG does not pay to have its clients participate in the study.

## Economic Overview

- The FOMC cut rates by 25 bps to 4.50% - 4.75%, as expected, and while markets anticipate another cut in December the outcome is uncertain
- Non-farm payrolls grew by just 12,000 jobs and unemployment held at 4.1% in October as labor disputes and hurricanes weighed on hiring
- Progress towards disinflation remained stalled as Core CPI held steady at 3.3% while Core PCE ticked higher from 2.7% to 2.8%

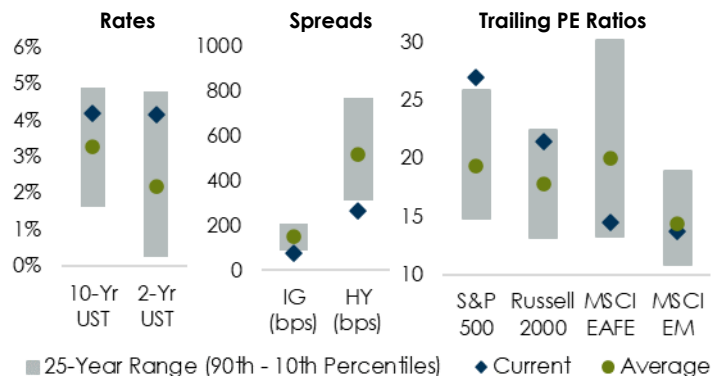
## Market Returns

- US equities outperformed as election results boosted sentiment
- Potential for tariffs and stronger dollar weigh on non-US returns



Source: Bloomberg, ACG Research (as of 11/30/2024)

## Fixed Income and Equity Valuation Metrics



Source: Bloomberg (as of 11/30/2024)

## Asset Class Valuations - Rebalancing Rationale

- Equities discounting a soft landing and continued easing monetary policy
- Upside for duration limited with additional Fed cuts already discounted by markets
- Cash yields set to fall as Fed continues easing

Asset Class	Current Valuation	Rationale
US Large Cap	Overvalued	Expensive valuations
US Small Cap	Fairly Valued	Balanced upside/downside risks
Int'l Developed	Fairly Valued	Fair valuations, mixed growth across regions
Emerging Mkt	Fairly Valued	Balanced upside/downside risks

Cash	Fairly Valued	Cash rates likely to decline
Core Bonds	Fairly Valued	Balanced duration risks
Multi-Sector	Fairly Valued	Attractive income; tight spreads
Unconstrained	Fairly Valued	Duration, spreads balanced

Core Real Estate	Fairly Valued	Market values stabilizing
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Overvalued	Fairly Valued	Undervalued
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## Recent Articles (click on links below)

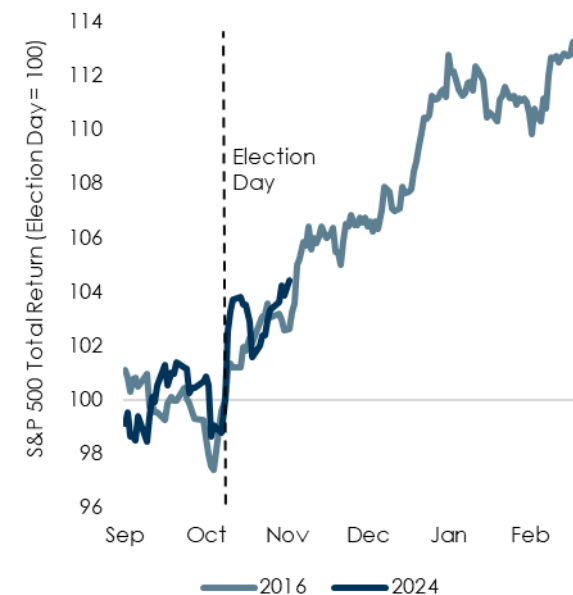
- [Has Real Estate Hit Bottom? \(September\)](#)
- [The Evolution of Private Wealth \(April\)](#)
- [Fiscal Policy Impact of 2024 Election \(April\)](#)

## Key Risk Factors We Are Watching

- Stronger inflation and labor market data
- Rising headwinds for consumers (higher rates, student loan repayments, depleted savings...)
- Potential Fed policy error
- Headwinds to corporate earnings
- US policy uncertainty and rising geopolitical tensions
- Weaker than expected China recovery

## US Equities React Favorably to Election Results

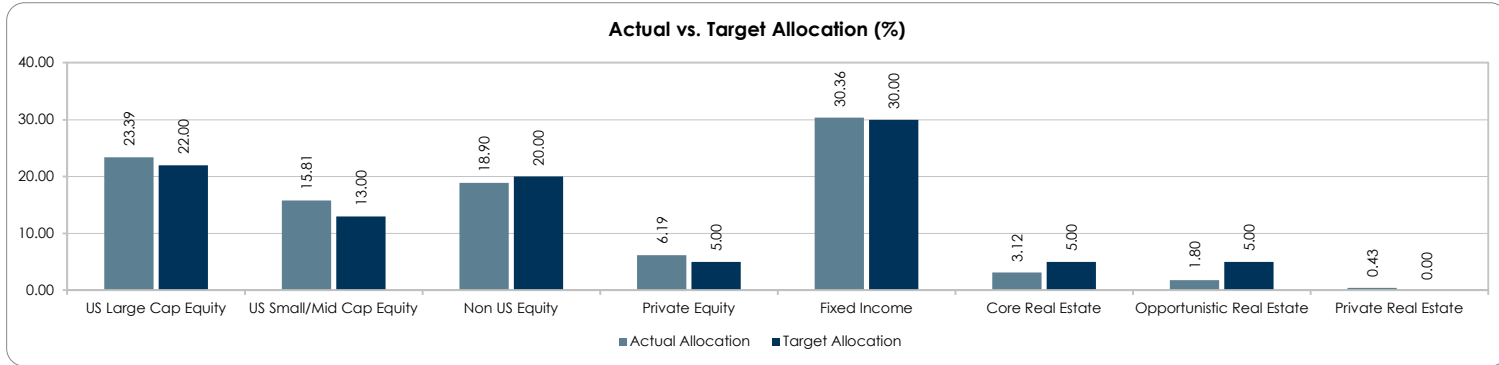
Trump's First Election Brought Similar Investor Optimism for a Pro-Business Agenda, Supporting Equities



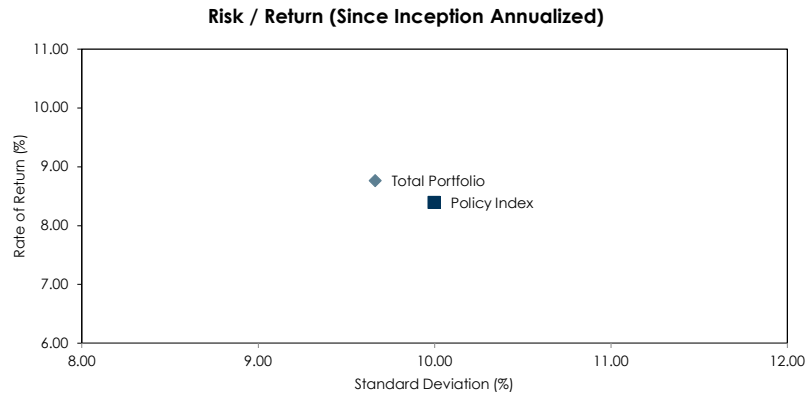
Source: Bloomberg (as of 11/30/2024)

# County Employees' Retirement Fund

For the Periods Ending November 30, 2024



Asset Class	Market Value (\$000s)	Actual Allocation (%)	Target Allocation (%)	Over/Under (%)
<b>Total Portfolio</b>	<b>835,437</b>	<b>100.00</b>	<b>100.00</b>	
<b>Equity</b>	<b>537,097</b>	<b>64.29</b>	<b>60.00</b>	<b>4.29</b>
US Large Cap Equity	195,384	23.39	22.00	1.39
US Small/Mid Cap Equity	132,113	15.81	13.00	2.81
Non US Equity	157,872	18.90	20.00	-1.10
Private Equity	51,729	6.19	5.00	1.19
<b>Fixed Income</b>	<b>253,620</b>	<b>30.36</b>	<b>30.00</b>	<b>0.36</b>
<b>Real Assets</b>	<b>44,720</b>	<b>5.35</b>	<b>10.00</b>	<b>-4.65</b>
Core Real Estate	26,044	3.12	5.00	-1.88
Opportunistic Real Estate	15,076	1.80	5.00	-3.20
Private Real Estate	3,600	0.43	0.00	0.43



Return Statistics (Since Inception Annualized)		
	Total Portfolio	Policy Index
Return (%)	8.77	8.39
Standard Deviation (%)	9.66	10.00
Sharpe Ratio	0.67	0.61
<b>Benchmark Relative Statistics</b>		
Beta		0.90
Up Capture (%)		93.85
Down Capture (%)		88.38

## County Employees' Retirement Fund

For the Periods Ending November 30, 2024

		Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	YTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
<b>Total Portfolio (01/95)</b>		<b>835,437</b>	<b>100.00</b>	<b>2.90</b>	<b>11.55</b>	<b>15.78</b>	<b>4.90</b>	<b>8.62</b>	<b>7.84</b>	<b>8.77</b>
	<i>Policy Index <sup>1</sup></i>			2.56	13.01	17.08	4.02	7.41	7.35	8.39
<b>US Large Cap Equity (06/01)</b>		<b>195,384</b>	<b>23.39</b>	<b>5.87</b>	<b>28.12</b>	<b>33.94</b>	<b>11.45</b>	<b>16.59</b>	<b>13.67</b>	<b>10.59</b>
	<i>S&amp;P 500</i>			5.87	28.07	33.89	11.44	15.77	13.35	8.97
<b>US Small/Mid Cap Equity (01/02)</b>		<b>132,113</b>	<b>15.81</b>	<b>9.52</b>	<b>23.34</b>	<b>32.85</b>	<b>9.21</b>	<b>13.61</b>	<b>12.78</b>	<b>10.28</b>
	<i>Russell 2500</i>			9.84	21.12	34.10	6.24	10.95	9.85	9.64
<b>Non US Equity (11/02)</b>		<b>157,872</b>	<b>18.90</b>	<b>-1.09</b>	<b>4.91</b>	<b>10.54</b>	<b>6.57</b>	<b>6.63</b>	<b>5.86</b>	<b>8.11</b>
	<i>MSCI EAFE NetDiv</i>			-0.57	6.24	11.88	4.15	5.89	5.07	6.95
<b>Private Equity (11/09) *</b>		<b>51,729</b>	<b>6.19</b>	<b>0.00</b>	<b>0.67</b>	<b>1.69</b>	<b>3.37</b>	<b>13.38</b>	<b>12.41</b>	<b>11.70</b>
	<i>S&amp;P 500</i>			5.87	28.07	33.89	11.44	15.77	13.35	14.57
<b>Fixed Income (08/03)</b>		<b>253,620</b>	<b>30.36</b>	<b>1.15</b>	<b>4.87</b>	<b>8.64</b>	<b>0.67</b>	<b>2.25</b>	<b>2.38</b>	<b>4.35</b>
	<i>Bloomberg US Aggregate</i>			1.06	2.93	6.88	-1.95	-0.01	1.52	3.28
<b>Core Real Estate (10/05)</b>		<b>26,044</b>	<b>3.12</b>	<b>0.00</b>	<b>-3.15</b>	<b>-7.49</b>	<b>-3.77</b>	<b>1.48</b>	<b>5.23</b>	<b>4.64</b>
	<i>NFI ODCE</i>			0.00	-2.57	-7.27	-0.18	2.94	6.09	5.85
<b>Opportunistic Real Estate (08/22)</b>		<b>15,076</b>	<b>1.80</b>	<b>0.00</b>	<b>-9.28</b>	<b>-17.29</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>-17.87</b>
	<i>NFI ODCE</i>			0.00	-2.57	-7.27	-0.18	2.94	6.09	-8.21
<b>Building Valuation</b>		<b>3,600</b>	<b>0.43</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>

<sup>1</sup> Policy Index: Effective April 2024, the index consists of 60.00% MSCI ACWI NetDiv, 30.00% Bloomberg US Aggregate, 10.00% NFI ODCE.

Building Valuation is not included in performance.

## County Employees' Retirement Fund

For the Periods Ending November 30, 2024

		Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	YTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
<b>Equity</b>										
<b>US Large Cap Equity</b>										
Northern Trust S&P 500 Index (06/21)		195,384	23.39	5.87	28.12	33.94	11.45	--	--	12.59
	S&P 500			5.87	28.07	33.89	11.44	15.77	13.35	12.57
<b>US Small/Mid Cap Equity</b>										
William Blair SMID Cap Growth (08/16)		62,934	7.53	8.96	19.06	31.18	4.04	10.14	--	13.26
	Russell 2500 Growth			11.90	24.12	37.95	3.06	10.16	10.54	11.86
Burgundy Asset Management (07/04)		69,179	8.28	10.04	27.64	35.23	13.64	16.30	14.18	12.99
	Russell 2000 Value			9.65	17.88	32.55	6.35	9.93	8.37	7.99
<b>Non US Equity</b>										
Brandes (10/98)		71,523	8.56	-2.06	9.50	14.91	11.78	9.48	6.66	8.57
	MSCI EAFE NetDiv			-0.57	6.24	11.88	4.15	5.89	5.07	5.23
	MSCI EAFE Value NetDiv			-0.77	7.61	12.86	8.59	6.23	4.14	5.47
Barings Focused EAFE Plus Equity (05/12)		61,812	7.40	0.87	0.38	6.32	1.24	3.98	5.47	5.28
	MSCI EAFE NetDiv			-0.57	6.24	11.88	4.15	5.89	5.07	6.23
	MSCI EAFE Growth NetDiv			-0.36	4.95	10.95	-0.27	5.18	5.76	6.61
Artisan Sustainable Emerging (11/24) <sup>2</sup>		24,537	2.94	-3.02	--	--	--	--	--	-3.02
	MSCI EM NetDiv			-3.59	7.65	11.86	-1.27	3.20	3.16	4.36
<b>Private Equity (11/09) *</b>										
	S&P 500	51,729	6.19	0.00	0.67	1.69	3.37	13.38	12.41	11.70
				5.87	28.07	33.89	11.44	15.77	13.35	14.57

## County Employees' Retirement Fund

For the Periods Ending November 30, 2024

	Market Value (\$000s)	Actual Allocation (%)	1 Month (%)	YTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)	Since Inception (%)
<b>Fixed Income</b>									
<b>Loomis Sayles (04/01)</b>	<b>75,255</b>	<b>9.01</b>	<b>1.03</b>	<b>3.33</b>	<b>7.66</b>	<b>-1.07</b>	<b>1.35</b>	<b>2.50</b>	<b>4.97</b>
Bloomberg US Aggregate			1.06	2.93	6.88	-1.95	-0.01	1.52	3.62
<b>Baird Core Plus (11/16)</b>	<b>74,444</b>	<b>8.91</b>	<b>1.08</b>	<b>4.34</b>	<b>8.45</b>	<b>-0.77</b>	<b>1.19</b>	<b>--</b>	<b>2.32</b>
Bloomberg Universal			1.05	3.60	7.53	-1.47	0.39	1.87	1.55
<b>BlackRock Strategic Opportunities Fund (03/17)</b>	<b>98,597</b>	<b>11.80</b>	<b>1.33</b>	<b>6.35</b>	<b>9.58</b>	<b>3.06</b>	<b>3.87</b>	<b>--</b>	<b>3.93</b>
Bloomberg US Aggregate			1.06	2.93	6.88	-1.95	-0.01	1.52	1.43
<b>Deferred Comp (01/13)</b>	<b>19</b>	<b>0.00</b>	<b>0.37</b>	<b>4.75</b>	<b>5.21</b>	<b>3.71</b>	<b>2.31</b>	<b>1.62</b>	<b>1.36</b>
<b>Cash and Equivalents (01/13)</b>	<b>5,305</b>	<b>0.63</b>	<b>0.38</b>	<b>4.24</b>	<b>4.69</b>	<b>3.61</b>	<b>2.25</b>	<b>1.60</b>	<b>1.35</b>
US T-Bills 90 Day			0.38	4.83	5.32	3.76	2.41	1.73	1.46
<b>Real Assets</b>									
<b>Core Real Estate</b>									
<b>JP Morgan Strategic Property Fund (04/15) <sup>3</sup></b>	<b>26,044</b>	<b>3.12</b>	<b>0.00</b>	<b>-3.15</b>	<b>-7.49</b>	<b>-3.77</b>	<b>1.48</b>	<b>--</b>	<b>4.62</b>
NFI ODCE			0.00	-2.57	-7.27	-0.18	2.94	6.09	5.59
<b>Opportunistic Real Estate</b>									
<b>JP Morgan Special Situations Property Fund (08/22) <sup>3</sup></b>	<b>15,076</b>	<b>1.80</b>	<b>0.00</b>	<b>-9.28</b>	<b>-17.29</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>-17.87</b>
NFI ODCE			0.00	-2.57	-7.27	-0.18	2.94	6.09	-8.21
<b>Building Valuation</b>	<b>3,600</b>	<b>0.43</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>	<b>--</b>

Building Valuation is not included in performance.

\* Performance is Net of Fees

<sup>2</sup> The date following the manager name represents the first full month ACG calculated performance

<sup>3</sup> Market Value as of 10/31/2024

County Employees' Retirement Fund

For the Period Ending November 30, 2024

Summary of Cash Flows for 1 Month

Cash Outflows	Cash Inflows	Net Cash Flows
-803,952	-	-803,952

Summary of Portfolio Inception to Date

	Inception Date	Committed	Drawn to Date	Remaining Commitment	Distributions to Date	Adjusted Ending Value	Total Value	Total Value to Paid-in	Annualized IRR (%)
Total	Nov-09	60,000,000	45,333,766	12,166,235	32,559,582	51,728,978	84,288,560	1.86x	13.46
Portfolio Advisors VI	Nov-09	10,000,000	6,474,540	1,025,461	12,063,730	2,425,058	14,488,788	2.24x	12.18
Portfolio Advisors VIII	Nov-15	20,000,000	14,753,050	5,246,950	17,990,325	16,296,859	34,287,184	2.32x	15.37
Portfolio Advisors X	Jul-20	30,000,000	24,106,176	5,893,824	2,505,527	33,007,061	35,512,588	1.47x	12.13

Cash Flow Activity for 1 Month

Fund Name	Date	Transaction Type	Cash Outflows	Cash Inflows	Net Cash Flows
Total			-803,952	-	-803,952
Portfolio Advisors X	11/25/2024	Capital Call	-803,952	-	



## Market Overview

For the Periods Ending November 30, 2024

	1 Month (%)	YTD (%)	1 Year (%)	3 Years (%)	5 Years (%)	10 Years (%)
<b>Equity Markets - Core</b>						
S&P 500	5.87	28.07	33.89	11.44	15.77	13.35
Russell 1000	6.44	28.08	34.40	10.89	15.58	13.16
Russell 2000	10.97	21.58	36.43	4.96	9.90	9.05
Russell 2500	9.84	21.12	34.10	6.24	10.95	9.85
Russell Mid Cap	8.82	24.07	33.66	7.77	12.05	10.45
<b>Equity Markets - Growth</b>						
S&P 500 Growth	5.94	34.92	39.94	8.27	17.57	15.08
Russell 1000 Growth	6.49	32.19	38.04	10.92	19.46	16.55
Russell 2000 Growth	12.26	25.42	40.44	3.25	9.19	9.34
Russell 2500 Growth	11.90	24.12	37.95	3.06	10.16	10.54
Russell Mid Cap Growth	13.33	30.20	40.07	6.41	13.18	12.22
<b>Equity Markets - Value</b>						
S&P 500 Value	5.78	20.48	27.14	14.32	12.75	10.84
Russell 1000 Value	6.39	22.76	29.56	10.39	10.84	9.32
Russell 2000 Value	9.65	17.88	32.55	6.35	9.93	8.37
Russell 2500 Value	8.82	19.57	32.11	8.24	10.72	8.77
Russell Mid Cap Value	7.36	22.00	31.50	8.73	10.92	9.01
<b>International Markets</b>						
MSCI EAFE NetDiv	-0.57	6.24	11.88	4.15	5.89	5.07
MSCI ACWI NetDiv	3.74	20.34	26.12	7.68	11.36	9.28
MSCI World NetDiv	4.59	21.85	27.83	8.79	12.42	10.06
MSCI World ex US NetDiv	0.24	7.59	13.47	4.55	6.34	5.19
<b>Fixed Income</b>						
ICE BofA 1-3 Yr Treasury	0.29	3.84	4.99	1.33	1.39	1.35
ICE BofA High Yield Master II	1.13	8.67	12.65	3.70	4.56	4.97
Bloomberg US Aggregate	1.06	2.93	6.88	-1.95	-0.01	1.52
Bloomberg Intermediate G/C	0.62	3.64	6.05	-0.01	1.01	1.74
Bloomberg 10 Yr Municipal	1.51	0.86	3.19	-0.03	1.31	2.49
Bloomberg US Credit	1.27	3.99	8.36	-1.60	0.68	2.49

Historical Benchmark Composition

Policy Index

12/31/1994	The index consists of 65.00% S&P 500, 35.00% Bloomberg US Aggregate.
01/31/2017	The index consists of 65.00% MSCI ACWI NetDiv, 30.00% Bloomberg US Aggregate, 5.00% NFI ODCE.
08/31/2022	The index consists of 65.00% MSCI ACWI NetDiv, 25.00% Bloomberg US Aggregate, 10.00% NFI ODCE.
04/30/2024	The index consists of 60.00% MSCI ACWI NetDiv, 30.00% Bloomberg US Aggregate, 10.00% NFI ODCE.

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