



THE OHIO STATE UNIVERSITY

FISHER COLLEGE OF BUSINESS

Illiquid Assets and Smoothed Returns

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Ohio State

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Considering Alternatives Investments? Factor in Illiquidity

Questions you need to ask before jumping into hedge funds, private real-estate or other deals

By Michael A. Pollock

Updated June 14, 2015 11:13 pm ET



It's something to ask before investing: Once you're in, how tough will it be to get out?

- Illiquidity induces (at least) two major issues

- This talk will focus on (1)

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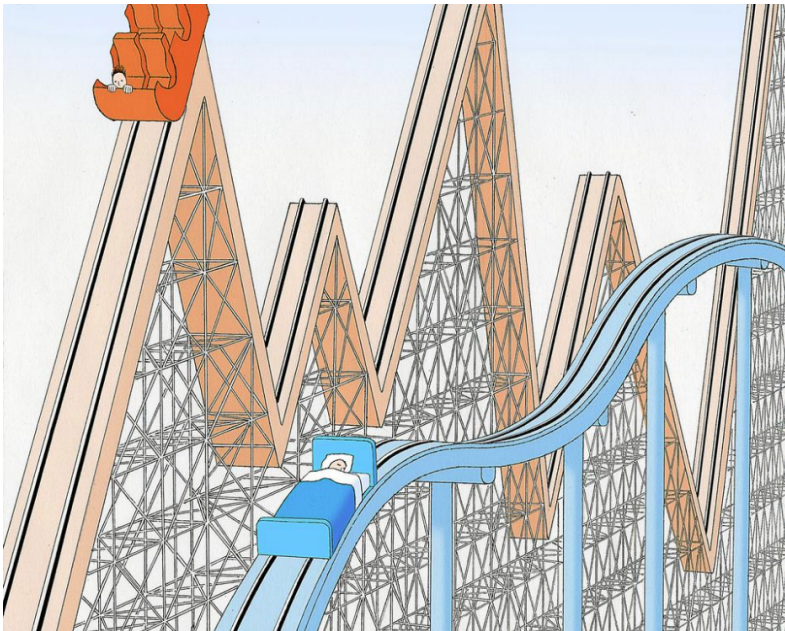


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Market Value vs Appraised Value

Market Value vs Appraised Value



Low Volatility in Appraised Values

- Key point: low volatility due to (artificially) smoothed returns

Low Volatility in Appraised Values

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Wealthy Investors Pile Into Private Equity to Escape Stock Volatility

Individual investors are pushing cash into private markets as public markets tumble, fund managers say

By Chris Cumming

May 26, 2022 6:30 am ET | WSJ PRO

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January 6, 2023

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[1] Smoothed Returns

[1.1] Defining and Detecting Smoothed Returns

[1.2] Main Drivers of Smoothed Returns

[1.3] Effect of Smoothed Returns on Performance Measurement

[2] Unsmoothing Returns

[2.1] MA(H) and AR(L) Unsmoothing

[2.2] 3-Step Unsmoothing

[2.3] Bayesian Justification

[2.4] Effect of Unsmoothing on Performance Measurement

Conclusion

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Defining Smoothed Returns

(1) What are smoothed returns?

- If that is the case, use market values to calculate returns!
- For illiquid assets, we very often do not observe market values
- So, illiquid assets often display smoothed returns
- But, ultimately, they are driven by the lack of market values
- Defining return terminology:

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- A simple way to think about smoothed returns is to consider

$$\log(V_{t+1}^o) = (1 - \theta) \cdot \log(V_{t+1}) + \theta \cdot \log(V_t^o)$$

V is the economic value of the asset

V^o is the reported value of the asset

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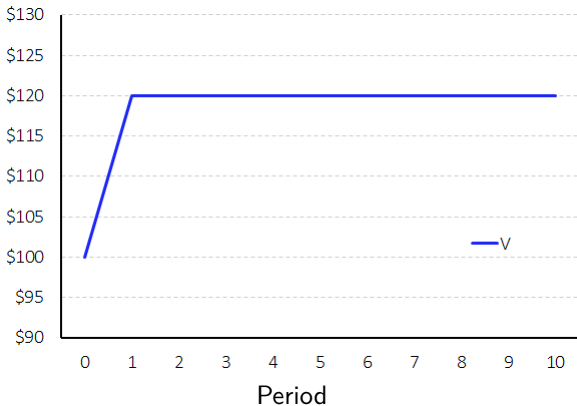
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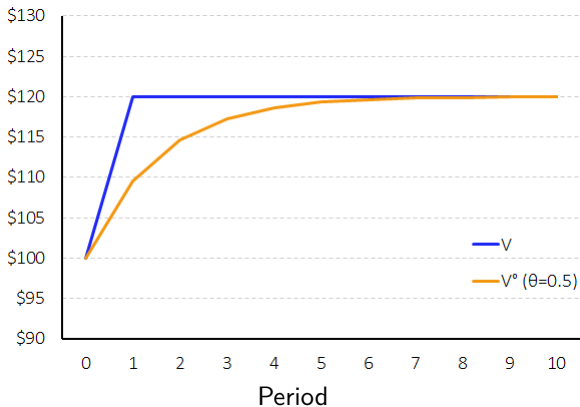
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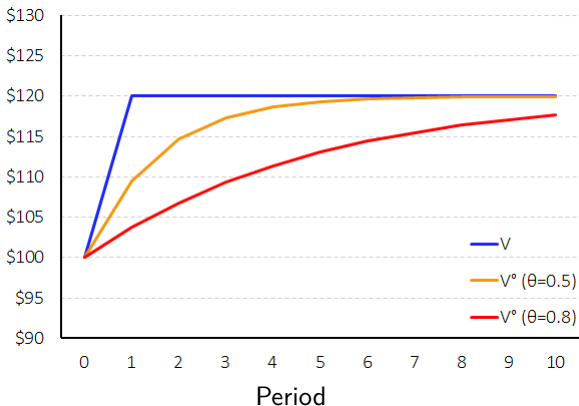
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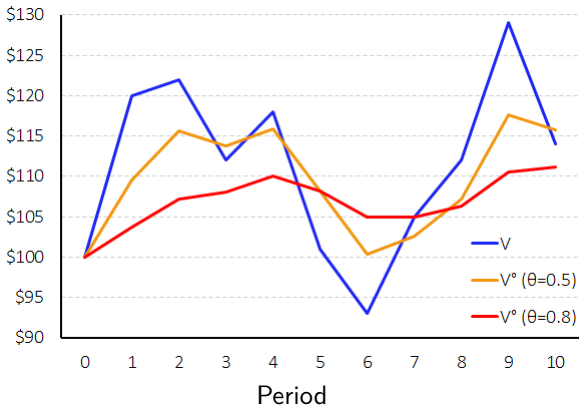
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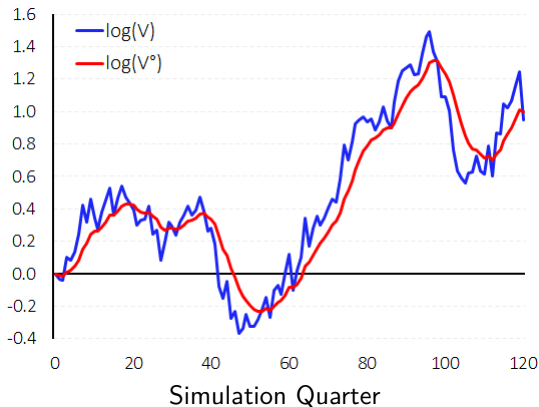
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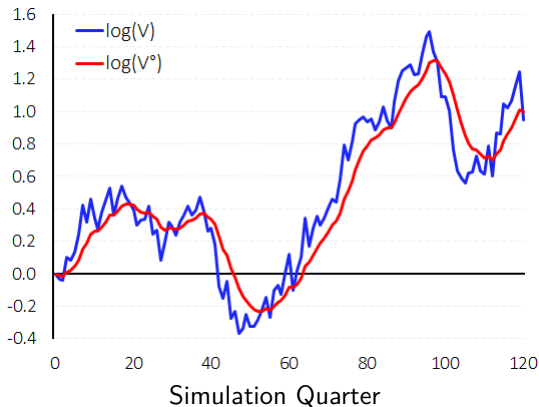
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r is the economic log return on the asset

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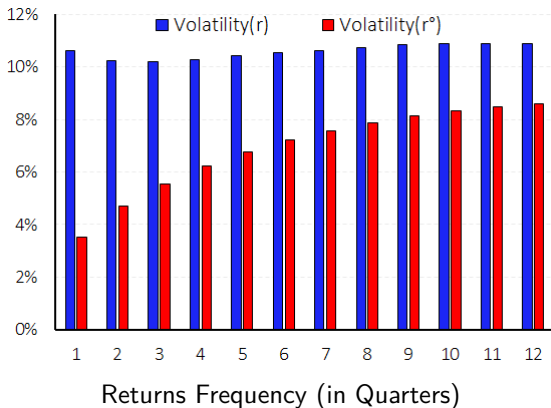
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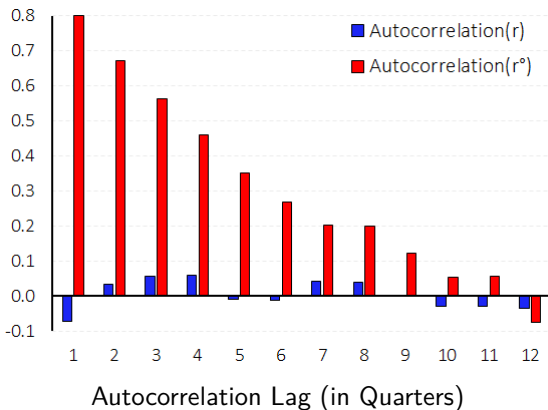
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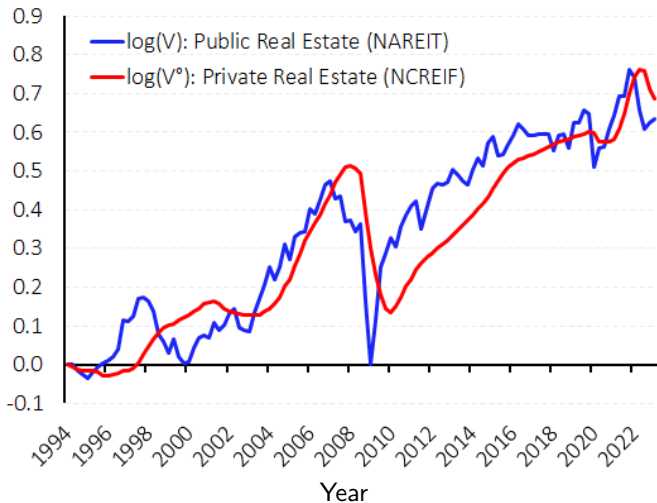
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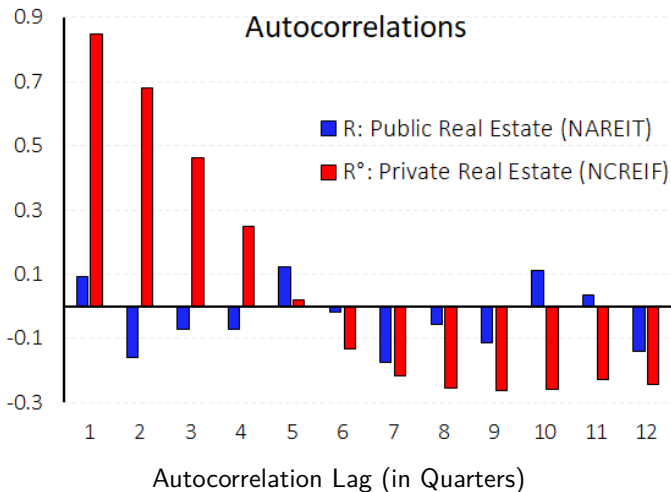
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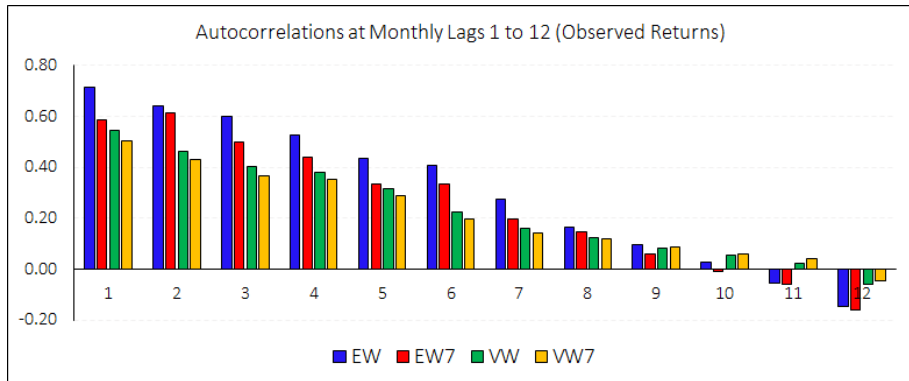
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- For NAV REITs:



Source: Coutts, Gonçalves (2024)

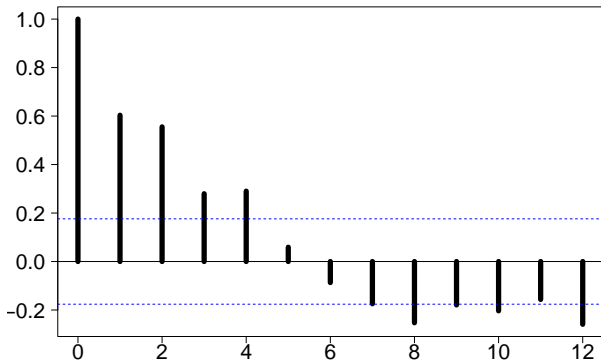
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- For Private Equity Funds (Real Estate):



Source: Brown, Gonçalves, Hu (2024)

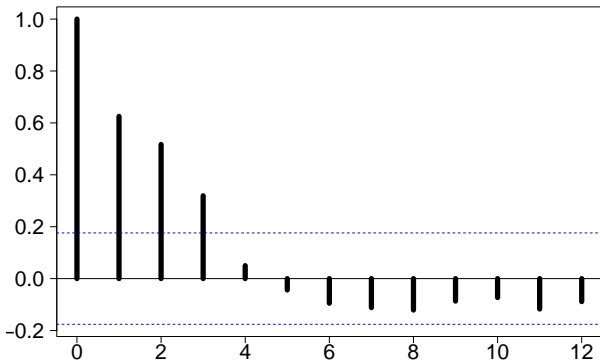
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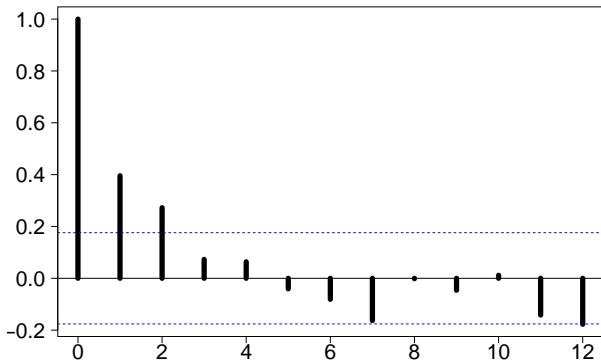
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Detecting Smoothed Returns (Evidence)

(3) Do illiquid assets display smoothed returns empirically?

* Yes!

- For Private Equity Funds (Buyout):



Source: Brown, Gonçalves, Hu (2024)

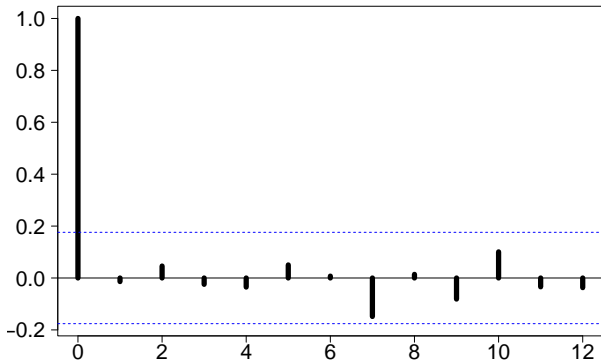
[1.1] Defining and Detecting Smoothed Returns

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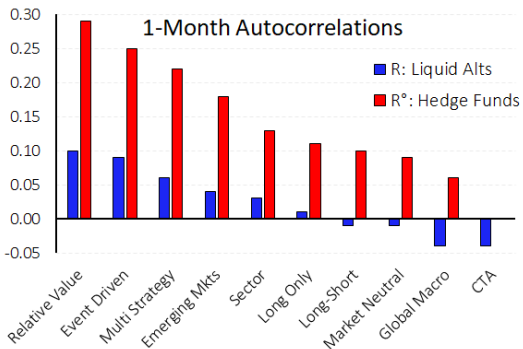
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[1] Smoothed Returns

[1.1] Defining and Detecting Smoothed Returns

[1.2] Main Drivers of Smoothed Returns

[1.3] Effect of Smoothed Returns on Performance Measurement

[2] Unsmoothing Returns

[2.1] MA(H) and AR(L) Unsmoothing

[2.2] 3-Step Unsmoothing

[2.3] Bayesian Justification

[2.4] Effect of Unsmoothing on Performance Measurement

Conclusion

Main Drivers of Smoothed Returns

(4) What is the main driver of smoothed returns?

- Managers report AUM based on the value of their asset
- But managers only observe noisy signals of illiquid asset values
- So, optimal estimates of illiquid AUM imply smoothed returns
(we formalize this statement when discussing return unsmoothing)
- But managers may manipulate reported AUM to “look good”
- Both aspects are present in the data, but illiquidity dominates

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Table 2. Lyxor and Main Fund Smoothing

MA(1) model	Main fund	Lyxor	Difference
Average θ_1	0.182	0.121	0.061
<i>t</i> -Statistic	(9.22)	(6.28)	(4.35)

Source: Cao, Farnsworth, Liang, Lo (2017)

Internal vs External Appraisals of Fund Properties

[1.2] Main Drivers of Smoothed Returns

Internal vs External Appraisals of Fund Properties

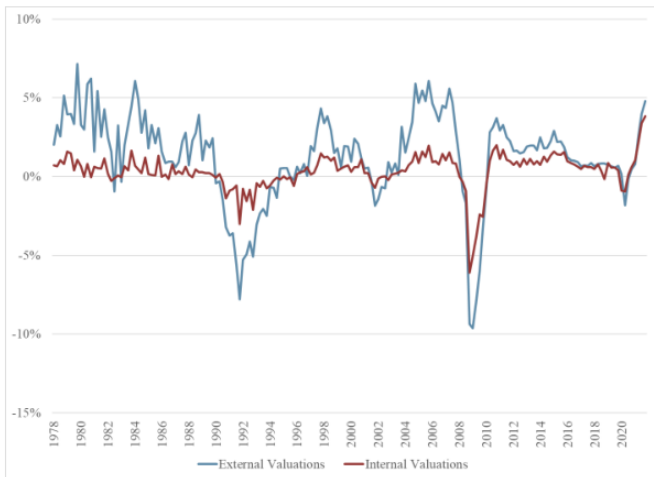


Figure 1
External vs. Internal Indexes (all observations)

Source: Coutts (2024)

[1.2] Main Drivers of Smoothed Returns

Internal vs External Appraisals of Fund Properties

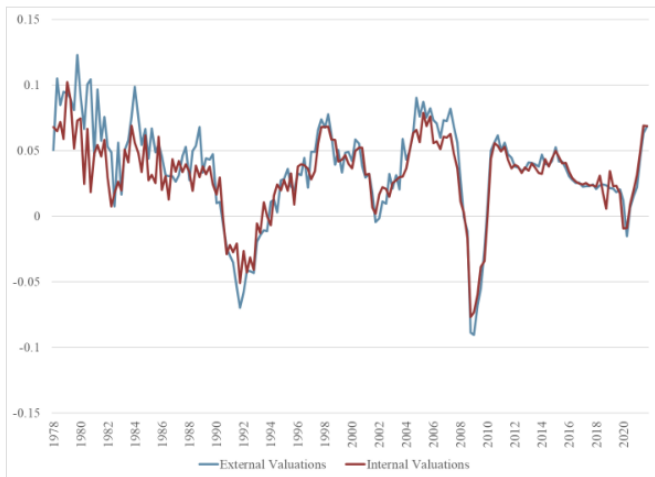
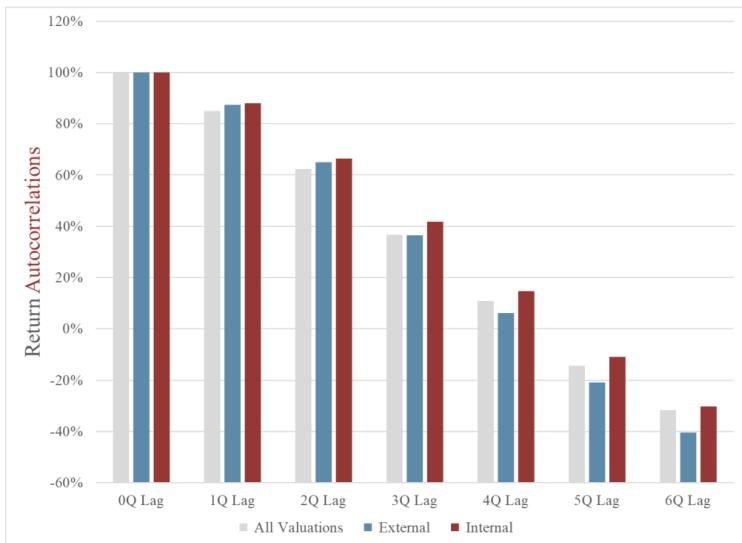


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External vs Internal Indexes (no lame valuations)

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[1.2] Main Drivers of Smoothed Returns

Internal vs External Appraisals of Fund Properties



Source: Coats (2024)

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(5) How do smoothed returns impact performance measurement?

- Consider a simple example:
- In this case, the risk exposure estimated using R_t^o is
- And the estimated alpha is
- So, $\beta^o < \beta$ and $\alpha^o > 0$

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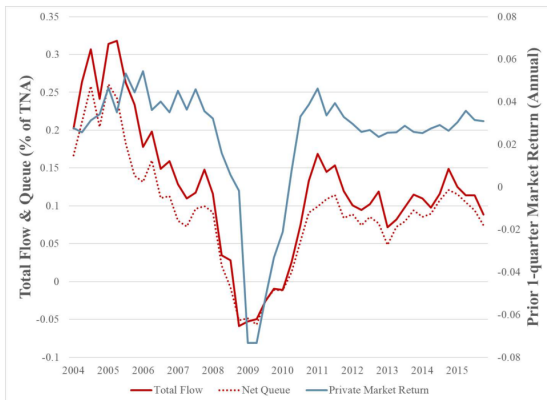
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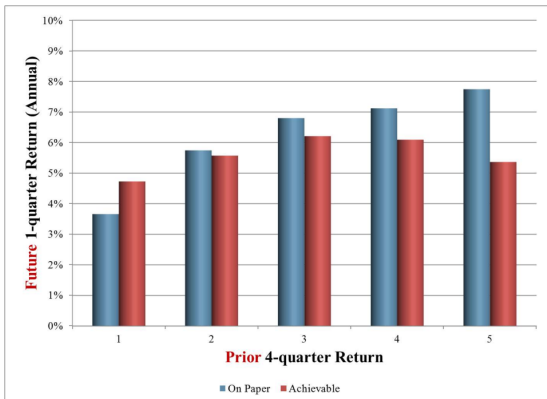


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MA(H) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):
$$R_{j,t}^o = \sum_{h=0}^H \theta_j^{(h)} R_{j,t-h}$$
- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{N}(0, \sigma_j^2)$
- This is a MA(H): moving average process of order H
- Estimate μ_j and $\theta_j^{(h)}$ by MLE (Getmansky, Lo, Makarov (2004))
(MLE typically imposes $\theta_j^{(0)} = 1$, so divide estimates by $\sum_{h=0}^H \theta_j^{(h)}$)
- Get $\eta_{j,t}$ from MA(H) residuals to obtain unsmoothed returns:

MA(H) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = \theta_j^{(0)} \cdot R_{j,t} + \theta_j^{(1)} \cdot R_{j,t-1} + \dots + \theta_j^{(H)} \cdot R_{j,t-H}$$

where $\sum_{h=0}^H \theta_j^{(h)} = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{N}(0, \sigma_j^2)$
- This is a MA(H): moving average process of order H
- Estimate μ_j and $\theta_j^{(h)}$ by MLE (Getmansky, Lo, Makarov (2004))
(MLE typically imposes $\theta_j^{(0)} = 1$, so divide estimates by $\sum_{h=0}^H \theta_j^{(h)}$)
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MA(H) Unsmoothing

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MA(H) Unsmoothing

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- Estimate μ_j and $\theta_j^{(h)}$ by MLE (Germansky, Lo, Makarov (2004))
(MLE typically imposes $\theta_j^{(0)} = 1$, so divide estimates by $\sum_{h=0}^H \theta_j^{(h)}$)
- Get $\eta_{j,t}$ from MA(H) residuals to obtain unsmoothed returns:

MA(H) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = \theta_j^{(0)} \cdot R_{j,t} + \theta_j^{(1)} \cdot R_{j,t-1} + \dots + \theta_j^{(H)} \cdot R_{j,t-H}$$

where $\sum_{h=0}^H \theta_j^{(h)} = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{N}(0, \sigma_j^2)$

$$R_{j,t}^o = \mu_j + \theta_j^{(0)} \cdot \eta_{j,t} + \theta_j^{(1)} \cdot \eta_{j,t-1} + \dots + \theta_j^{(H)} \cdot \eta_{j,t-H}$$

- This is a MA(H): moving average process of order H
- Estimate μ_j and $\theta_j^{(h)}$ by MLE (Germansky, Lo, Makarov (2004))
(MLE typically imposes $\theta_j^{(0)} = 1$, so divide estimates by $\sum_{h=0}^H \theta_j^{(h)}$)
- Get $\eta_{j,t}$ from MA(H) residuals to obtain unsmoothed returns:

MA(H) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = \theta_j^{(0)} \cdot R_{j,t} + \theta_j^{(1)} \cdot R_{j,t-1} + \dots + \theta_j^{(H)} \cdot R_{j,t-H}$$

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- Estimate μ_j and $\theta_j^{(h)}$ by MLE (Germansky, Lo, Makarov (2004))
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- Get $\eta_{j,t}$ from MA(H) residuals to obtain unsmoothed returns:

MA(H) Unsmoothing

- Reported returns (R°) reflect past economic returns (R):

$$R_{j,t}^\circ = \theta_j^{(0)} \cdot R_{j,t} + \theta_j^{(1)} \cdot R_{j,t-1} + \dots + \theta_j^{(H)} \cdot R_{j,t-H}$$

where $\sum_{h=0}^H \theta_j^{(h)} = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{N}(0, \sigma_j^2)$

$$R_{j,t}^\circ = \mu_j + \theta_j^{(0)} \cdot \eta_{j,t} + \theta_j^{(1)} \cdot \eta_{j,t-1} + \dots + \theta_j^{(H)} \cdot \eta_{j,t-H}$$

- This is a MA(H): moving average process of order H
- Estimate μ_j and $\theta_j^{(h)}$ by MLE (Geman sky, Lo, Makarov (2004))
(MLE typically imposes $\theta_j^{(0)} = 1$, so divide estimates by $\sum_{h=0}^H \theta_j^{(h)}$)
- Get $\eta_{j,t}$ from MA(H) residuals to obtain unsmoothed returns:

MA(H) Unsmoothing

- Reported returns (R°) reflect past economic returns (R):

$$R_{j,t}^\circ = \theta_j^{(0)} \cdot R_{j,t} + \theta_j^{(1)} \cdot R_{j,t-1} + \dots + \theta_j^{(H)} \cdot R_{j,t-H}$$

where $\sum_{h=0}^H \theta_j^{(h)} = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{N}(0, \sigma_j^2)$

$$R_{j,t}^\circ = \mu_j + \theta_j^{(0)} \cdot \eta_{j,t} + \theta_j^{(1)} \cdot \eta_{j,t-1} + \dots + \theta_j^{(H)} \cdot \eta_{j,t-H}$$

- This is a MA(H): moving average process of order H
- Estimate μ_j and $\theta_j^{(h)}$ by MLE (Getmansky, Lo, Makarov (2004))
(MLE typically imposes $\theta_j^{(0)} = 1$, so divide estimates by $\sum_{h=0}^H \theta_j^{(h)}$)
- Get $\eta_{j,t}$ from MA(H) residuals to obtain unsmoothed returns:

MA(H) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = \theta_j^{(0)} \cdot R_{j,t} + \theta_j^{(1)} \cdot R_{j,t-1} + \dots + \theta_j^{(H)} \cdot R_{j,t-H}$$

where $\sum_{h=0}^H \theta_j^{(h)} = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{N}(0, \sigma_j^2)$

$$R_{j,t}^o = \mu_j + \theta_j^{(0)} \cdot \eta_{j,t} + \theta_j^{(1)} \cdot \eta_{j,t-1} + \dots + \theta_j^{(H)} \cdot \eta_{j,t-H}$$

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- Estimate μ_j and $\theta_j^{(h)}$ by MLE (Getmansky, Lo, Makarov (2004))
(MLE typically imposes $\theta_j^{(0)} = 1$, so divide estimates by $\sum_{h=0}^H \theta_j^{(h)}$)
- Get $\eta_{j,t}$ from MA(H) residuals to obtain unsmoothed returns:

$$R_{j,t} = \mu_j + \eta_{j,t}$$

MA(H) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = \theta_j^{(0)} \cdot R_{j,t} + \theta_j^{(1)} \cdot R_{j,t-1} + \dots + \theta_j^{(H)} \cdot R_{j,t-H}$$

where $\sum_{h=0}^H \theta_j^{(h)} = 1$ (information is eventually incorporated)

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$$R_{j,t}^o = \mu_j + \theta_j^{(0)} \cdot \eta_{j,t} + \theta_j^{(1)} \cdot \eta_{j,t-1} + \dots + \theta_j^{(H)} \cdot \eta_{j,t-H}$$

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- Estimate μ_j and $\theta_j^{(h)}$ by MLE (Getmansky, Lo, Makarov (2004))
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- Get $\eta_{j,t}$ from MA(H) residuals to obtain unsmoothed returns:

$$R_{j,t} = \mu_j + \eta_{j,t}$$

AR(1) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = (1 - \theta_j) \cdot R_{j,t} + \theta_j \cdot R_{j,t-1}^o$$

where $\sum_{h=0}^{\infty} \theta_j^h = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{D}ist(0, \sigma_j^2)$
- This is an AR(1): autoregressive process of order 1
- We can estimate μ_j and θ_j by OLS (Gatchler (1991, 1993))
- Get $\epsilon_{j,t}$ from AR(1) residuals to obtain unsmoothed returns:

AR(1) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = (1 - \theta_j) \cdot R_{j,t} + \theta_j \cdot R_{j,t-1}^o$$

where $\sum_{h=0}^{\infty} \theta_j^h = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{D}ist(0, \sigma_j^2)$
- This is an AR(1): autoregressive process of order 1
- We can estimate μ_j and θ_j by OLS (Gallant (1991, 1993))
- Get $\epsilon_{j,t}$ from AR(1) residuals to obtain unsmoothed returns:

AR(1) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = (1 - \theta_j) \cdot R_{j,t} + \theta_j \cdot R_{j,t-1}^o$$

where $\sum_{h=0}^{\infty} \theta_j^{(h)} = 1$ (information is eventually incorporated)

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- We can estimate μ_j and θ_j by OLS (Gatchew (1991, 1993))
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AR(1) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = (1 - \theta_j) \cdot R_{j,t} + \theta_j \cdot R_{j,t-1}^o$$

where $\sum_{h=0}^{\infty} \theta_j^{(h)} = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{D}ist(0, \sigma_j^2)$

$$R_{j,t}^o = \mu_j + \theta_j \cdot (R_{j,t-1}^o - \mu_j) + \underbrace{(1 - \theta_j) \cdot \eta_{j,t}}_{\epsilon_{j,t}}$$

- This is an AR(1): autoregressive process of order 1
- We can estimate μ_j and θ_j by OLS (Gibson (1991, 1993))
- Get $\epsilon_{j,t}$ from AR(1) residuals to obtain unsmoothed returns:

AR(1) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = (1 - \theta_j) \cdot R_{j,t} + \theta_j \cdot R_{j,t-1}^o$$

where $\sum_{h=0}^{\infty} \theta_j^{(h)} = 1$ (information is eventually incorporated)

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$$R_{j,t}^o = \mu_j + \theta_j \cdot (R_{j,t-1}^o - \mu_j) + \underbrace{(1 - \theta_j) \cdot \eta_{j,t}}_{\epsilon_{j,t}}$$

- This is an AR(1): autoregressive process of order 1
- We can estimate μ_j and θ_j by OLS (Gallagher (1991, 1993))
- Get $\epsilon_{j,t}$ from AR(1) residuals to obtain unsmoothed returns:

AR(1) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = (1 - \theta_j) \cdot R_{j,t} + \theta_j \cdot R_{j,t-1}^o$$

where $\sum_{h=0}^{\infty} \theta_j^{(h)} = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{D}ist(0, \sigma_j^2)$

$$R_{j,t}^o = \mu_j + \theta_j \cdot (R_{j,t-1}^o - \mu_j) + \underbrace{(1 - \theta_j) \cdot \eta_{j,t}}_{\epsilon_{j,t}}$$

- This is an AR(1): autoregressive process of order 1
 - We can estimate μ_j and θ_j by OLS (Gallagher (1991, 1993))
 - Get $\epsilon_{j,t}$ from AR(1) residuals to obtain unsmoothed returns:

AR(1) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

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where $\sum_{h=0}^{\infty} \theta_j^{(h)} = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{D}ist(0, \sigma_j^2)$

$$R_{j,t}^o = \mu_j + \theta_j \cdot (R_{j,t-1}^o - \mu_j) + \underbrace{(1 - \theta_j) \cdot \eta_{j,t}}_{\epsilon_{j,t}}$$

- This is an AR(1): autoregressive process of order 1
- We can estimate μ_j and θ_j by OLS (Geltner (1991, 1993))
- Get $\epsilon_{j,t}$ from AR(1) residuals to obtain unsmoothed returns:

AR(1) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = (1 - \theta_j) \cdot R_{j,t} + \theta_j \cdot R_{j,t-1}^o$$

where $\sum_{h=0}^{\infty} \theta_j^{(h)} = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{D}ist(0, \sigma_j^2)$

$$R_{j,t}^o = \mu_j + \theta_j \cdot (R_{j,t-1}^o - \mu_j) + \underbrace{(1 - \theta_j) \cdot \eta_{j,t}}_{\epsilon_{j,t}}$$

- This is an AR(1): autoregressive process of order 1
- We can estimate μ_j and θ_j by OLS (Geltner (1991, 1993))
- Get $\epsilon_{j,t}$ from AR(1) residuals to obtain unsmoothed returns:

$$R_{j,t} = \mu_j + \epsilon_{j,t}/(1 - \theta_j)$$

AR(1) Unsmoothing

- Reported returns (R^o) reflect past economic returns (R):

$$R_{j,t}^o = (1 - \theta_j) \cdot R_{j,t} + \theta_j \cdot R_{j,t-1}^o$$

where $\sum_{h=0}^{\infty} \theta_j^{(h)} = 1$ (information is eventually incorporated)

- Identification: $R_{j,t} = \mu_j + \eta_{j,t}$ with $\eta_{j,t} \stackrel{iid}{\sim} \mathcal{D}ist(0, \sigma_j^2)$

$$R_{j,t}^o = \mu_j + \theta_j \cdot (R_{j,t-1}^o - \mu_j) + \underbrace{(1 - \theta_j) \cdot \eta_{j,t}}_{\epsilon_{j,t}}$$

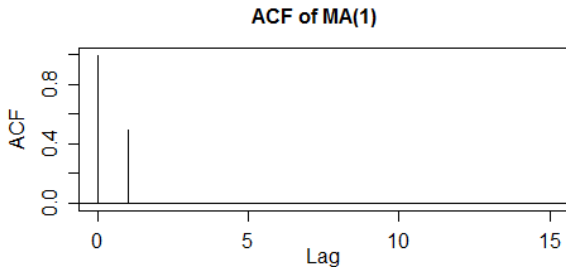
- This is an AR(1): autoregressive process of order 1
- We can estimate μ_j and θ_j by OLS (Geltner (1991, 1993))
- Get $\epsilon_{j,t}$ from AR(1) residuals to obtain unsmoothed returns:

$$R_{j,t} = \mu_j + \epsilon_{j,t}/(1 - \theta_j)$$

Autocorrelation Functions: MA(1) and AR(1)

[2.1] MA(H) and AR(L) Unsmoothing

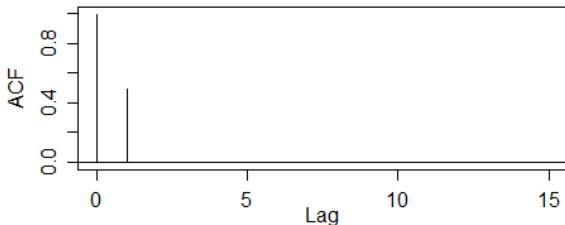
Autocorrelation Functions: MA(1) and AR(1)



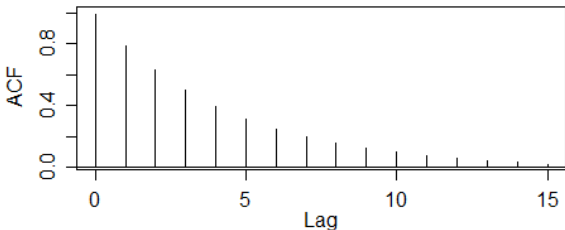
[2.1] MA(H) and AR(L) Unsmoothing

Autocorrelation Functions: MA(1) and AR(1)

ACF of MA(1)



ACF of AR(1)



Outline

Introduction

[1] Smoothed Returns

[1.1] Defining and Detecting Smoothed Returns

[1.2] Main Drivers of Smoothed Returns

[1.3] Effect of Smoothed Returns on Performance Measurement

[2] Unsmoothing Returns

[2.1] MA(H) and AR(L) Unsmoothing

[2.2] 3-Step Unsmoothing

[2.3] Bayesian Justification

[2.4] Effect of Unsmoothing on Performance Measurement

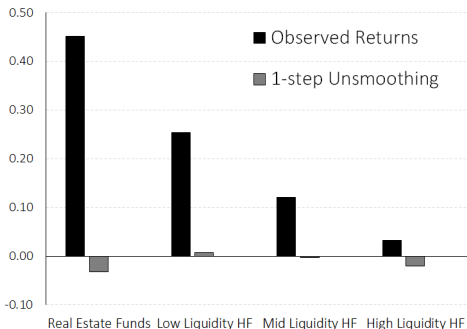
Conclusion

Motivation: Autocorrelations (1 Lag)

[2.2] 3-Step Unsmoothing

Motivation: Autocorrelations (1 Lag)

Fund-Level Returns

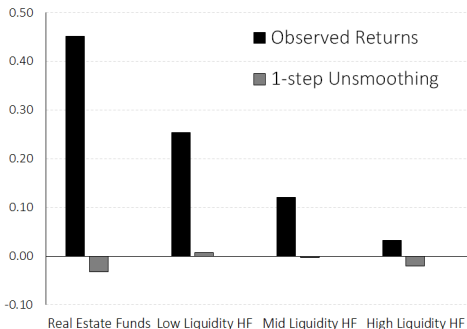


Source: Coutts, Gonçalves, Rossi (2020)

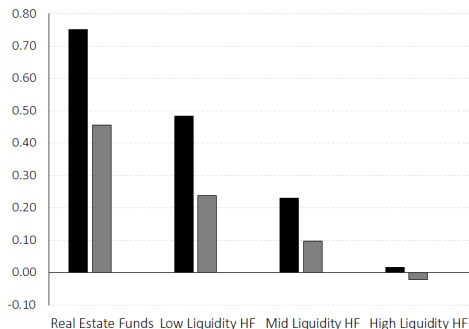
[2.2] 3-Step Unsmoothing

Motivation: Autocorrelations (1 Lag)

Fund-Level Returns



Aggregated Returns

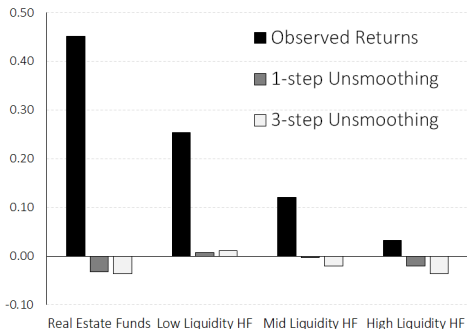


Source: Coutts, Gonçalves, Rossi (2020)

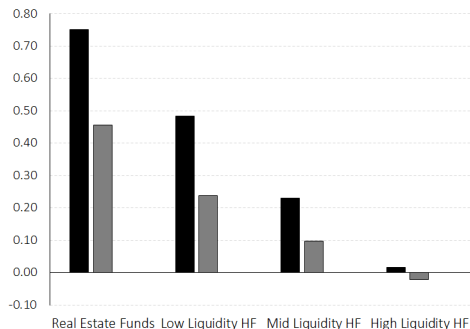
[2.2] 3-Step Unsmoothing

Motivation: Autocorrelations (1 Lag)

Fund-Level Returns



Aggregated Returns

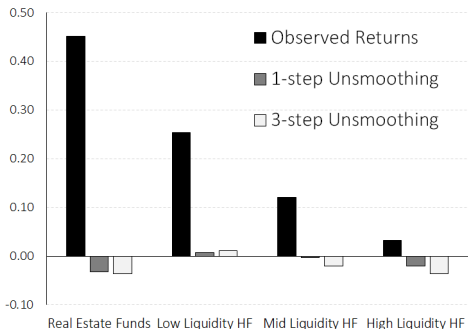


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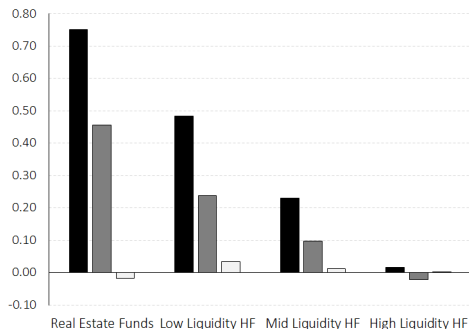
[2.2] 3-Step Unsmoothing

Motivation: Autocorrelations (1 Lag)

Fund-Level Returns



Aggregated Returns



Source: Coutts, Gonçalves, Rossi (2020)

3-Step MA(H) Unsmoothing

- R^o reflects past aggregate (\bar{R}) and relative (\tilde{R}) returns:
- **Step 1:** $\bar{\eta}_t$ from MA(H) on \bar{R}_t^o
- **Step 2:** $\tilde{\eta}_{j,t}$ from MA(H) on $\tilde{R}_{j,t}^o$ with $\bar{\eta}$ s as covariates
- **Step 3:** $R_{j,t} = \mu_j + \tilde{\eta}_{j,t} + \bar{\eta}_t$

[2.2] 3-Step Unsmoothing

3-Step MA(H) Unsmoothing

- R^o reflects past aggregate (\bar{R}) and relative (\tilde{R}) returns:

$$\begin{aligned}
 R_{j,t}^o &= \sum_{h=0}^H \phi_j^{(h)} \cdot \tilde{R}_{j,t-h} + \sum_{h=0}^H \pi_j^{(h)} \cdot \bar{R}_{t-h} \\
 &= \mu_j + \sum_{h=0}^H \phi_j^{(h)} \cdot \tilde{\eta}_{j,t-h} + \sum_{h=0}^H \pi_j^{(h)} \cdot \bar{\eta}_{t-h}
 \end{aligned}$$

$$\text{where } \sum_{h=0}^H \phi_j^{(h)} = \sum_{h=0}^H \pi_j^{(h)} = 1$$

- **Step 1:** $\bar{\eta}_t$ from MA(H) on \bar{R}_t^o
- **Step 2:** $\tilde{\eta}_{j,t}$ from MA(H) on $\tilde{R}_{j,t}^o$ with $\bar{\eta}_t$ s as covariates
- **Step 3:** $R_{j,t} = \mu_j + \tilde{\eta}_{j,t} + \bar{\eta}_t$

[2.2] 3-Step Unsmoothing

3-Step MA(H) Unsmoothing

- R^o reflects past aggregate (\bar{R}) and relative (\tilde{R}) returns:

$$\begin{aligned}
 R_{j,t}^o &= \sum_{h=0}^H \phi_j^{(h)} \cdot \tilde{R}_{j,t-h} + \sum_{h=0}^H \pi_j^{(h)} \cdot \bar{R}_{t-h} \\
 &= \mu_j + \sum_{h=0}^H \phi_j^{(h)} \cdot \tilde{\eta}_{j,t-h} + \sum_{h=0}^H \pi_j^{(h)} \cdot \bar{\eta}_{t-h}
 \end{aligned}$$

$$\text{where } \sum_{h=0}^H \phi_j^{(h)} = \sum_{h=0}^H \pi_j^{(h)} = 1$$

- Step 1: $\bar{\eta}_t$ from MA(H) on \bar{R}_t^o
- Step 2: $\tilde{\eta}_{j,t}$ from MA(H) on $\tilde{R}_{j,t}^o$ with $\bar{\eta}_t$ s as covariates
- Step 3: $R_{j,t} = \mu_j + \tilde{\eta}_{j,t} + \bar{\eta}_t$

[2.2] 3-Step Unsmoothing

3-Step MA(H) Unsmoothing

- R^o reflects past aggregate (\bar{R}) and relative (\tilde{R}) returns:

$$\begin{aligned}
 R_{j,t}^o &= \sum_{h=0}^H \phi_j^{(h)} \cdot \tilde{R}_{j,t-h} + \sum_{h=0}^H \pi_j^{(h)} \cdot \bar{R}_{t-h} \\
 &= \mu_j + \sum_{h=0}^H \phi_j^{(h)} \cdot \tilde{\eta}_{j,t-h} + \sum_{h=0}^H \pi_j^{(h)} \cdot \bar{\eta}_{t-h}
 \end{aligned}$$

where $\sum_{h=0}^H \phi_j^{(h)} = \sum_{h=0}^H \pi_j^{(h)} = 1$

- Step 1: $\bar{\eta}_t$ from MA(H) on \bar{R}_t^o
- Step 2: $\tilde{\eta}_{j,t}$ from MA(H) on $\tilde{R}_{j,t}^o$ with $\bar{\eta}_t$ s as covariates
- Step 3: $R_{j,t} = \mu_j + \tilde{\eta}_{j,t} + \bar{\eta}_t$

[2.2] 3-Step Unsmoothing

3-Step MA(H) Unsmoothing

- R^o reflects past aggregate (\bar{R}) and relative (\tilde{R}) returns:

$$\begin{aligned}
 R_{j,t}^o &= \sum_{h=0}^H \phi_j^{(h)} \cdot \tilde{R}_{j,t-h} + \sum_{h=0}^H \pi_j^{(h)} \cdot \bar{R}_{t-h} \\
 &= \mu_j + \sum_{h=0}^H \phi_j^{(h)} \cdot \tilde{\eta}_{j,t-h} + \sum_{h=0}^H \pi_j^{(h)} \cdot \bar{\eta}_{t-h}
 \end{aligned}$$

where $\sum_{h=0}^H \phi_j^{(h)} = \sum_{h=0}^H \pi_j^{(h)} = 1$

- Step 1: $\bar{\eta}_t$ from MA(H) on \bar{R}_t^o
- Step 2: $\tilde{\eta}_{j,t}$ from MA(H) on $\tilde{R}_{j,t}^o$ with $\bar{\eta}_t$ s as covariates
- Step 3: $R_{j,t} = \mu_j + \tilde{\eta}_{j,t} + \bar{\eta}_t$

3-Step MA(H) Unsmoothing

- R^o reflects past aggregate (\bar{R}) and relative (\tilde{R}) returns:

$$\begin{aligned} R_{j,t}^o &= \sum_{h=0}^H \phi_j^{(h)} \cdot \tilde{R}_{j,t-h} + \sum_{h=0}^H \pi_j^{(h)} \cdot \bar{R}_{t-h} \\ &= \mu_j + \sum_{h=0}^H \phi_j^{(h)} \cdot \tilde{\eta}_{j,t-h} + \sum_{h=0}^H \pi_j^{(h)} \cdot \bar{\eta}_{t-h} \end{aligned}$$

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[2.2] 3-Step Unsmoothing

3-Step MA(H) Unsmoothing

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[2.2] 3-Step Unsmoothing

3-Step AR(1) Unsmoothing

- R^o reflects past aggregate (\bar{R}) and relative (\tilde{R}) returns:

$$\begin{aligned} R_{j,t}^o &= (1 - \phi_j) \cdot \tilde{R}_{j,t} + \phi_j \cdot \tilde{R}_{j,t-1}^o + (1 - \pi_j) \cdot \bar{R}_t + \pi_j \cdot \bar{R}_{j,t-1}^o \\ &= \mu_j + \phi_j \cdot (\tilde{R}_{j,t-1}^o - \tilde{\mu}_j) + \pi_j \cdot (\bar{R}_{j,t-1}^o - \bar{\mu}_j) + \epsilon_{j,t} \end{aligned}$$

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Outline

Introduction

[1] Smoothed Returns

[1.1] Defining and Detecting Smoothed Returns

[1.2] Main Drivers of Smoothed Returns

[1.3] Effect of Smoothed Returns on Performance Measurement

[2] Unsmoothing Returns

[2.1] MA(H) and AR(L) Unsmoothing

[2.2] 3-Step Unsmoothing

[2.3] Bayesian Justification

[2.4] Effect of Unsmoothing on Performance Measurement

Conclusion

[2.3] Bayesian Justification

Smoothed Returns with Bayesian Fund Manager: MA(1)

- Consider a simple framework for $v_{j,t} = \log(V_{j,t})$:
- At t , the manager learns $v_{j,t-1}$ and observes the noisy signal
- The manager reports the Bayesian estimate for the fund value,
- In this case, the reported return is

[2.3] Bayesian Justification

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$$\hat{\eta}_{j,t} = \eta_{j,t} + u_{j,t} \quad \text{with } u_{j,t} \sim \mathcal{N}(0, \hat{\sigma}_j^2)$$

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$$r_{j,t}^o = v_{j,t}^o - v_{j,t-1}^o = (v_{j,t-1} - v_{j,t-2}) + \theta_j^{(0)} \cdot (\hat{\eta}_{j,t} - \hat{\eta}_{j,t-1})$$

$$= \theta_j^{(0)} \cdot \eta_{j,t} + (1 - \theta_j^{(0)}) \cdot \eta_{j,t-1} + \xi_{j,t}$$

$$\text{where } \xi_{j,t} = \theta_j^{(0)} \cdot (u_{j,t} - u_{j,t-1})$$

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$$r_{j,t}^o = v_{j,t}^o - v_{j,t-1}^o = (v_{j,t-1} - v_{j,t-2}) + \theta_j^{(0)} \cdot (\hat{\eta}_{j,t} - \hat{\eta}_{j,t-1})$$

$$= \theta_j^{(0)} \cdot \eta_{j,t} + (1 - \theta_j^{(0)}) \cdot \eta_{j,t-1} + \xi_{j,t}$$

$$\text{where } \xi_{j,t} = \theta_j^{(0)} \cdot (u_{j,t} - u_{j,t-1})$$

Smoothed Returns with Bayesian Fund Manager: MA(1)

- Consider a simple framework for $v_{j,t} = \log(V_{j,t})$:

$$v_{j,t} = \mu_j + v_{j,t-1} + \eta_{j,t} \quad \text{with } \eta_{j,t} \sim \mathcal{N}(0, \sigma_j^2)$$

- At t , the manager learns $v_{j,t-1}$ and observes the noisy signal

$$\hat{\eta}_{j,t} = \eta_{j,t} + u_{j,t} \quad \text{with } u_{j,t} \sim \mathcal{N}(0, \hat{\sigma}_j^2)$$

- The manager reports the Bayesian estimate for the fund value,

$$v_{j,t}^o = \mu_j + v_{j,t-1} + \underbrace{\mathbb{E}[\eta_{j,t} | \hat{\eta}_{j,t}]}_{\theta_j^{(0)} \cdot \hat{\eta}_{j,t}}$$

$$\text{where } \theta_j^{(0)} = (1/\hat{\sigma}_j^2)/(1/\sigma_j^2 + 1/\hat{\sigma}_j^2)$$

- In this case, the reported return is

$$\begin{aligned} r_{j,t}^o &= v_{j,t}^o - v_{j,t-1}^o = (v_{j,t-1} - v_{j,t-2}) + \theta_j^{(0)} \cdot (\hat{\eta}_{j,t} - \hat{\eta}_{j,t-1}) \\ &= \theta_j^{(0)} \cdot r_{j,t} + (1 - \theta_j^{(0)}) \cdot r_{j,t-1} + \xi_{j,t} \end{aligned}$$

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[2.3] Bayesian Justification

Smoothed Returns with Bayesian Fund Manager

- Our Bayesian smoothing process is a MA(1) except for $\xi_{j,t}$
 - We can ignore the $\xi_{j,t}$ term (Dale, Gonçalves, Ross (2020))
- The Bayesian framework can be generalized to a MA(H)
- The Bayesian framework can also be generalized to a AR(L)
- The Bayesian framework can justify the 3-Step method as well

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- We can ignore the $\xi_{j,t}$ term (Couts, Gonçalves, Rossi (2020))
 - In this case, we have a MA(1) process
 - We still have unbiased estimates of β and α
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 - The manager never learns $v_{j,t}$
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Smoothed Returns with Bayesian Fund Manager

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 - At t , the manager learns $v_{j,t-H}$ (instead of $v_{j,t-1}$)
 - The manager can also observe noisy signals for $\eta_{j,t-h}$
- The Bayesian framework can also be generalized to a AR(L)
 - The manager never learns $v_{j,t}$
 - But the manager observes noisy signals about $\eta_{j,t}$ and $\eta_{j,t-h}$
- The Bayesian framework can justify the 3-Step method as well
 - The manager observes separate signals for $\tilde{\eta}_{j,t}$ and $\bar{\eta}_t$

Outline

Introduction

[1] Smoothed Returns

[1.1] Defining and Detecting Smoothed Returns

[1.2] Main Drivers of Smoothed Returns

[1.3] Effect of Smoothed Returns on Performance Measurement

[2] Unsmoothing Returns

[2.1] MA(H) and AR(L) Unsmoothing

[2.2] 3-Step Unsmoothing

[2.3] Bayesian Justification

[2.4] Effect of Unsmoothing on Performance Measurement

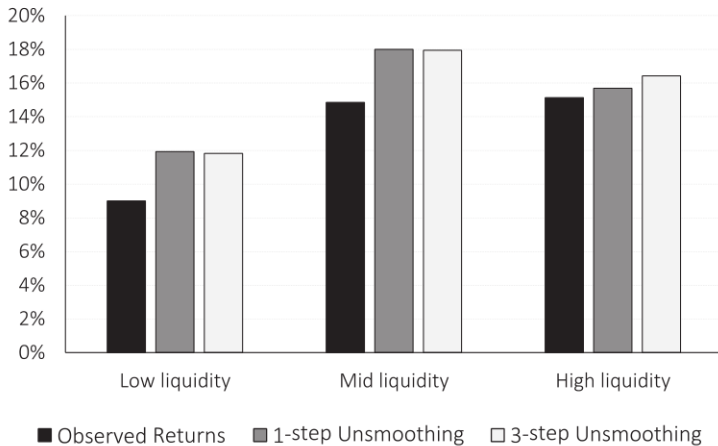
Conclusion

[2.4] Effect of Unsmoothing on Performance Measurement

Hedge Funds

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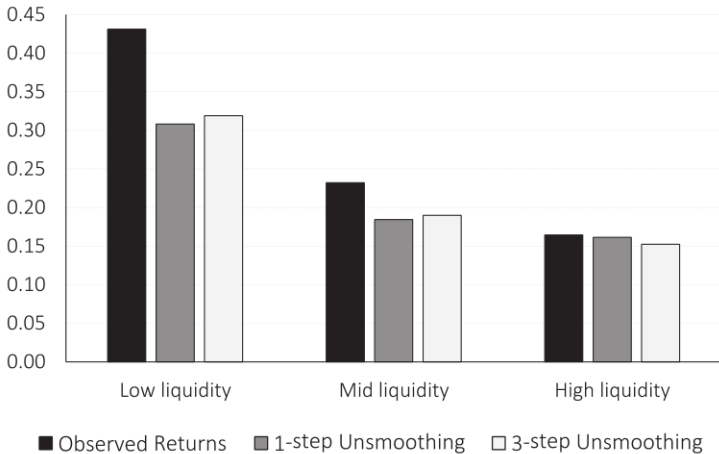
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Average σ s

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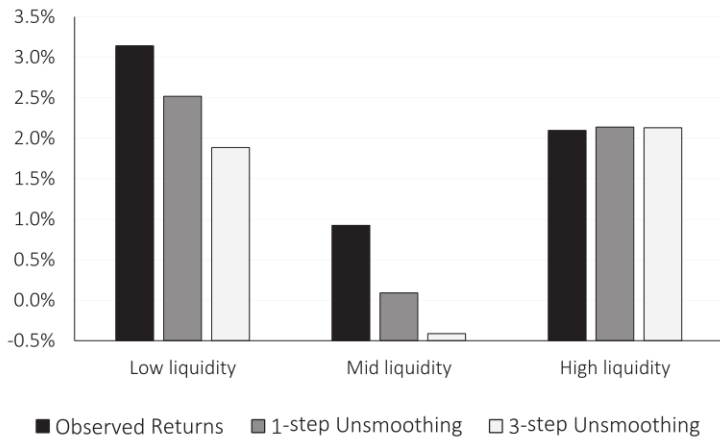
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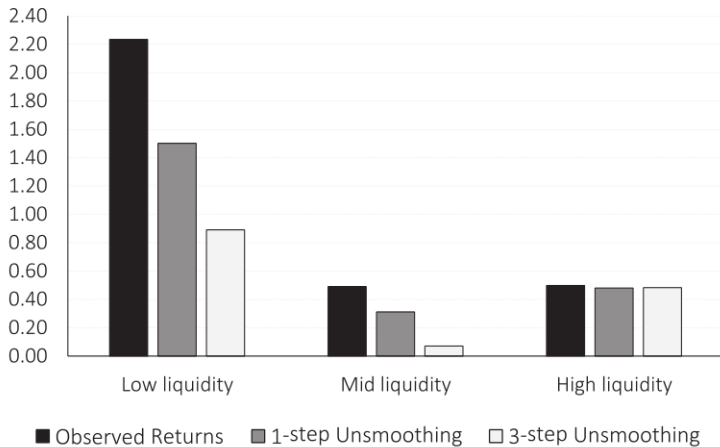
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Average α s

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Average t_{stat}^α 

Source: Coutts, Gonçalves, Rossi (2020)

Commercial Real Estate Funds

[2.4] Effect of Unsmoothing on Performance Measurement

Commercial Real Estate Funds

Table 7
Risk and performance of private CRE funds

Statistics are related to	Raw performance		
	$\mathbb{E}[r]$	σ	$\mathbb{E}[r]/\sigma$
Observed, R_o	5.0%	13.1%	0.38
1-step, R_{1s}	5.0%	25.3%	0.20
3-step, R_{3s}	5.0%	24.1%	0.21

Source: Coutts, Gonçalves, Rossi (2020)

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Commercial Real Estate Funds

Table 7
Risk and performance of private CRE funds

Statistics are related to	Raw performance			1-factor model	
	$\mathbb{E}[r]$	σ	$\mathbb{E}[r]/\sigma$	α	β_{re}
Observed, R_o	5.0%	13.1%	0.38	4.3%	0.07
1-step, R_{1s}	5.0%	25.3%	0.20	2.7%	0.22
3-step, R_{3s}	5.0%	24.1%	0.21	1.6%	0.34

Source: Coutts, Gonçalves, Rossi (2020)

[2.4] Effect of Unsmoothing on Performance Measurement

Commercial Real Estate Funds

Table 7
Risk and performance of private CRE funds

Statistics are related to	Raw performance			1-factor model		2-factor model		
	$\mathbb{E}[r]$	σ	$\mathbb{E}[r]/\sigma$	α	β_{re}	α	β_{re}	β_e
Observed, R_o	5.0%	13.1%	0.38	4.3%	0.07	4.0%	0.02	0.10
1-step, R_{1s}	5.0%	25.3%	0.20	2.7%	0.22	2.4%	0.15	0.15
3-step, R_{3s}	5.0%	24.1%	0.21	1.6%	0.34	0.8%	0.21	0.26

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- We explored (1) in this talk
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(see Brown, Gonçalves, Hu (2024) for early work on that)

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