

INVH Earnings Model – Income Statement

HEDGEYE

(Amounts in 000s, except per share data)	FY 2019	FY 2020A	FY 2021A	1Q22	2Q22	3Q22	4Q22E	FY 2022E	1Q23E	2Q23E	3Q23E	4Q23E	FY 2023E
Consolidated Statementenets of Operations													
Revenues:													
Rental Revenues	1,633,799	1,687,724	1,826,768	483,995	505,936	514,670	522,915	2,027,516	524,442	527,273	531,437	539,470	2,122,622
Other Property Income	130,886	135,104	164,954	46,204	48,605	50,721	50,410	195,940	50,220	51,482	52,250	51,929	205,881
JV Management Fees	-	-	4,893	2,111	2,759	3,284	3,612	11,766	3,748	3,888	4,034	4,186	15,856
Total Revenues	1,764,685	1,822,828	1,996,615	532,310	557,300	568,675	576,938	2,235,223	578,410	582,644	587,721	595,584	2,344,359
Expenses													
Property Operating & Maintenance													
Property Management Expense	61,614	58,613	71,597	20,967	21,814	22,385	24,454	89,620	22,306	22,622	23,263	25,415	93,606
General & Administrative	74,274	63,305	75,815	17,639	19,342	20,123	21,073	78,177	19,159	19,785	20,820	21,856	81,620
Interest Expense	367,173	353,923	322,661	74,389	74,840	76,454	76,562	302,245	77,190	77,788	80,891	81,747	317,616
Depreciation & Amortization	533,719	552,530	592,135	155,796	158,572	160,428	160,428	635,224	160,428	160,428	160,428	160,428	641,712
Impairment & Other	18,743	696	8,676	1,515	1,355	20,004	-	22,874	-	-	-	-	-
Total Expenses	1,725,510	1,709,610	1,777,046	452,575	466,603	503,181	487,881	1,910,240	477,312	485,624	500,503	496,228	1,959,668
Operating Income	39,175	113,218	219,569	79,735	90,697	65,494	89,056	324,982	101,098	97,020	87,218	99,356	384,692
Unrealized Gains on Investments in Equity Securities	-	29,689	(9,420)	(3,032)	(172)	(796)	-	(4,000)	-	-	-	-	-
Other, Net	11,600	(52)	(5,835)	594	(3,827)	(8,372)	(2,500)	(14,105)	(2,500)	(2,339)	(2,746)	(2,508)	(10,093)
Income from Investments in UJVs	-	-	(1,546)	(2,320)	(2,701)	(849)	(351)	(6,221)	(323)	(323)	(294)	(294)	(1,233)
Gain on Sale of Property, Net of Tax	96,336	54,594	60,008	18,026	27,508	23,952	-	69,486	-	-	-	-	-
Net Income	147,111	197,449	262,776	93,003	111,505	79,429	86,205	370,142	98,275	94,358	84,178	96,555	373,366
Noncontrolling Interests	(1,648)	(1,237)	(1,351)	(388)	(542)	(250)	(243)	(1,423)	(277)	(265)	(236)	(270)	(1,048)
Net Income Attributable to Common	145,463	196,212	261,425	92,615	110,963	79,179	85,962	368,719	97,998	94,093	83,943	96,285	372,318
Net Income Available to Participating Securities	(395)	(448)	(327)	(220)	(148)	(147)	(160)	(675)	(182)	(175)	(156)	(179)	(691)
Net Income Available to Common	145,068	195,764	261,098	92,395	110,815	79,032	85,802	368,044	97,816	93,918	83,787	96,106	371,627
Wtd. Avg. Shares - Basic	531,236	533,993	577,681	606,410	610,332	610,846	611,891	609,900	613,555	614,961	616,601	618,475	615,883
Diltuve Securities	1,749	1,851	1,822	1,829	1,467	2,008	1,651	1,737	1,651	1,651	1,651	1,651	1,651
Wtd. Avg. Shares - Diluted	532,985	535,845	579,503	608,239	611,798	612,854	613,542	611,638	615,206	616,612	618,252	620,127	617,534
OP Units	5,941	3,463	2,939	3,463	2,771	2,318	1,737	2,565	1,737	1,737	1,737	1,737	1,737
Wtd. Avg. Shares / Units - Diluted	538,926	539,308	582,442	611,702	614,569	615,172	615,279	614,202	616,944	618,349	619,989	621,864	619,271

INVH Earnings Model – Core FFO & AFFO Projections

HEDGEYE

(Amounts in 000s, except per share data)	FY 2019	FY 2020A	FY 2021A	1Q22	2Q22	3Q22	4Q22E	FY 2022E	1Q23E	2Q23E	3Q23E	4Q23E	FY 2023E
FFO & AFFO Reconciliation													
Net Income Available to Common	145,068	195,764	261,098	92,395	110,815	79,032	85,802	368,044	97,816	93,918	83,787	96,106	371,627
Adjustments:													
Net Income Available to Participating Securities	395	448	327	220	148	147	160	675	182	175	156	179	691
Noncontrolling Interests	1,648	1,237	1,351	388	542	250	243	1,423	277	265	236	270	1,048
D&A on Real Estate Assets	529,205	546,419	585,101	153,640	156,433	158,199	158,199	626,471	158,199	158,199	158,199	158,199	632,796
D&A & Gains Attributable to UJVs	-	-	254	500	916	1,440	1,714	4,570	1,714	1,714	1,714	1,714	6,856
Impairment on Depreciated Real Estate Investments	14,210	4,578	650	101	36	101	-	238	-	-	-	-	-
Gain on Sale of Property, Net of Tax	(96,336)	(54,594)	(60,008)	(18,026)	(27,508)	(23,952)	-	(69,486)	-	-	-	-	-
FFO	594,190	693,852	788,773	229,218	241,382	215,217	246,118	931,935	258,188	254,271	244,091	256,468	1,013,018
Noncash Interest Expense	48,515	40,415	34,520	6,470	6,498	4,539	5,548	23,055	5,548	5,548	5,548	5,548	22,192
Share-Based Compensation	18,158	17,090	27,170	6,646	7,989	7,930	6,215	28,780	6,262	6,309	6,356	6,404	25,331
Legal Settlements	-	-	-	-	-	7,400	-	7,400	-	-	-	-	-
Offering Related Expenses	2,267	-	-	-	-	-	-	-	-	-	-	-	-
Merger & Transaction-Related Expenses	4,347	-	-	-	-	-	-	-	-	-	-	-	-
Severance Expense	8,465	601	1,057	18	189	46	-	253	-	-	-	-	-
Unrealized Gains on Investment in Equity Securities	(6,480)	(29,723)	9,420	3,032	172	796	-	4,000	-	-	-	-	-
Casualty Losses, Net	4,533	(3,882)	8,026	1,414	1,319	19,903	-	22,636	-	-	-	-	-
Core FFO	673,995	718,353	868,966	246,798	257,549	255,831	257,882	1,018,060	269,998	266,128	255,996	268,419	1,060,541
Core FFO / Share - Diluted	1.25	1.33	1.49	0.40	0.42	0.42	0.42	1.66	0.44	0.43	0.41	0.43	1.71
Y/Y Chg. - %	6.2%	6.5%	12.0%	13.4%	13.2%	9.5%	8.7%	11.1%	8.5%	2.7%	(0.7%)	3.0%	3.3%
Recurring Capital Expenditures	(118,988)	(115,951)	(123,405)	(32,830)	(37,544)	(44,683)	(42,796)	(157,853)	(41,145)	(43,788)	(51,239)	(49,215)	(185,388)
Core AFFO	555,007	602,402	745,561	213,968	220,005	211,148	215,086	860,207	228,852	222,340	204,756	219,204	875,153
Core AFFO / Share - Diluted	1.03	1.12	1.28	0.35	0.36	0.34	0.35	1.40	0.37	0.36	0.33	0.35	1.41
Y/Y Chg. - %	8.9%	8.5%	14.6%	11.7%	11.9%	8.2%	6.2%	9.4%	6.0%	0.4%	(3.8%)	0.8%	0.9%
% of FFO	82.3%	83.9%	85.8%	86.7%	85.4%	82.5%	83.4%	84.5%	84.8%	83.5%	80.0%	81.7%	82.5%