

Hedgeye REITs Position Monitor (Updated 10.30.22)

HEDGEYE

ACTIVE LONG IDEAS									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	NTM P / FFO	Sentiment Score *	3M ADV (\$Bn)	Short Int. % of Float	Px Return Since. Add	Tail
HR	Healthcare Realty Trust	20.55	3,115	12.0x	3.07	0.059	2.4%	(30.0%)	x
CTRE	CareTrust REIT	18.73	1,817	12.4x	3.80	0.010	3.3%	(1.0%)	x
OFC	Corporate Office Prop. Trust	26.30	3,001	10.9x	4.36	0.022	4.1%	(2.1%)	x
NNN	National Retail Properties	41.87	7,395	13.3x	3.31	0.048	2.1%	(3.5%)	x
STAG	STAG Industrial	31.67	5,807	14.2x	3.31	0.053	3.3%	14.3%	x
RADI	Radius Global Infrastructure	9.27	1,002	-	2.67	0.010	6.8%	(35.9%)	x

PASSIVE LONG IDEAS (BENCH)									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	NTM P / FFO	Sentiment Score *	3M ADV (\$Bn)	Short Int. % of Float	Px Return Since. Add	Tail
IRM	Iron Mountain	50.10	14,594	16.4x	3.54	0.068	6.6%		--
ADC	Agree Realty Corporation	68.35	5,457	17.6x	2.62	0.062	6.8%		x
NTST	NETSTREIT Corp.	18.57	944	16.4x	-	0.012	15.5%		x
O	Realty Income Corporation	62.31	38,547	15.4x	2.38	0.258	4.2%		x
GTY	Getty Realty Corp.	31.49	1,472	14.9x	4.38	0.007	2.7%		x
PSA	Public Storage	311.54	55,076	19.0x	4.00	0.261	1.9%		x
CXW	CoreCivic	10.36	1,260	6.8x	-	0.008	4.0%		x

MOVED TO "DMZ" (NEUTRAL)									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	NTM P / FFO	Sentiment Score *	3M ADV (\$Bn)	Short Int. % of Float		Tail
EQR	Equity Residential	63.13	24,556	16.7x	3.00	0.130	1.6%		x

Last Updated: 10/30/22

HEDGEYE REITS SENTIMENT SCORE*:
Hedgeye REITs Sentiment Score represents a stock's relative rank within its own subsector, calculated by factoring the stock's discount/premium to consensus price target, short interest, sell-side rating, change in relative NTM earnings multiple vs. the S&P500 index over the trailing 90 days and relative performance vs. the S&P 500 over the trailing 90 days. A Sentiment Score of 1 represents Lower Sentiment indicated by a larger discount to price target, higher short interest, more negative sell-side rating, a smaller change in relative NTM multiple and relative underperformance. A Sentiment Score of 6 represents Higher Sentiment.

POSITION MONITOR DISCLAIMER:
Hedgeye's "bench" represents Hedgeye's outlook on companies currently under Hedgeye's review, or for which timing is not right for greater coverage. Hedgeye may or may not provide further commentary on any or all companies represented on the bench and representation of a company on the bench does not forecast whether Hedgeye will or will not issue any additional material on that company.

ACTIVE SHORT IDEAS									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	NTM P / FFO	Sentiment Score *	3M ADV (\$Bn)	Short Int. % of Float	Px Return Since. Add	Tail
MPW	Medical Properties Trust	11.59	6,941	6.4x	1.67	0.235	12.5%	42.7%	x
INVH	Invitation Homes	32.01	19,680	17.5x	2.75	0.142	4.0%	18.1%	x
TCN	Tricon Residential	8.61	2,695	13.1x	3.40	0.009	1.2%	17.6%	x
NXRT	NexPoint Residential Trust	46.11	1,187	14.7x	1.50	0.008	3.0%	27.0%	x
UHAL	AMERCO	584.25	11,456	25.4x	3.00	0.032	2.8%	1.2%	x
WY	Weyerhaeuser Company	31.10	23,183	23.6x	2.75	0.149	1.7%	21.6%	x
CPT	Camden Property Trust	114.98	12,662	16.1x	2.70	0.108	1.7%	27.4%	x
MAA	Mid-America Apartments	156.61	18,580	17.5x	3.55	0.149	2.2%	(9.1%)	x
SBAC	SBA Communications Corp.	270.01	29,531	22.6x	2.83	0.239	1.2%	24.0%	x

PASSIVE SHORT IDEAS (BENCH)									
Ticker	Company Name	Share Price (\$)	Mkt. Cap (\$Bn)	NTM P / FFO	Sentiment Score *	3M ADV (\$Bn)	Short Int. % of Float	Px Return Since. Add	Tail
GNL	Global Net Lease	12.22	1,272	7.5x	2.08	0.010	2.6%		x
BNL	Broadstone Net Lease	17.36	3,166	11.4x	1.77	0.018	9.7%		x
ONL	Orion Office REIT	9.43	534	-	2.27	0.003	8.4%		x
BRT	BRT Apartments Corp	22.10	413	17.2x	4.65	0.001	1.3%		--
WPC	W. P. Carey Inc.	75.91	14,605	15.1x	3.15	0.089	2.9%		--
SLG	SL Green Realty Corp.	39.37	2,680	6.0x	2.50	0.048	11.5%		x
HPP	Hudson Pacific Properties	11.08	1,808	5.6x	2.20	0.025	6.2%		x
VNO	Vornado Realty Trust	23.80	4,946	8.3x	2.40	0.076	10.1%		x
BXP	Boston Properties	72.80	12,736	9.7x	3.20	0.124	2.7%		x
ESRT	Empire State Realty Trust	7.35	2,022	9.2x	4.20	0.012	9.5%		x
VRE	Veris Residential	15.85	1,591	32.3x	3.15	0.017	3.4%		x

- Moved EQR to DMZ from Long Bench
- Recently added STAG to Active Long list and MAA to Active Short list
- Also added SLG, VNO, HPP, BXP & ESRT to Short Bench among Office names
- Favorite Shorts are MPW, INVH, TCN, NXRT, UHAL & SBAC
- Favorite Longs are HR, CTRE, NNN, & OFC
- ~ 1x1 Longs / Shorts in Quad 4 vs. 2x1 typically
- Write on names only where we feel we have an edge or a non-consensus view
- Minimal maintenance research