



Community Healthcare Trust Inc (CHCT)

Updated February 22nd, 2022 by Quinn Mohammed

Key Metrics

Current Price:	\$43	5 Year CAGR Estimate:	9.7%	Market Cap:	\$1.1 B
Fair Value Price:	\$47	5 Year Growth Estimate:	5.0%	Ex-Dividend Date¹:	02/21/2022
% Fair Value:	93%	5 Year Valuation Multiple Estimate:	1.5%	Dividend Payment Date¹:	03/01/2022
Dividend Yield:	4.0%	5 Year Price Target	\$59	Years Of Dividend Growth:	6
Dividend Risk Score:	F	Retirement Suitability Score:	D	Last Dividend Increase:	0.6%

Overview & Current Events

Community Healthcare Trust is an REIT which owns income-producing real estate properties linked to the healthcare sector, such as physician offices, specialty centers, behavioral facilities, inpatient rehabilitation facilities, and medical office buildings, in the trust's target sub-markets within the United States. The Trust owns 153 properties in 33 states, totaling 3.4 million square feet with a value of roughly \$837 million. Community Healthcare Trust trades on the NYSE under the ticker symbol CHCT and is headquartered in Franklin, Tennessee. CHCT has a market capitalization of \$1.1 billion.

On February 15th, Community Healthcare Trust released fourth quarter results. Funds from operations (FFO) per share grew 7.5% year-over-year to \$0.57. Adjusted FFO per share rose 8.9% to \$0.61. During the quarter, Community Healthcare acquired three real estate properties for \$9.8 million combined. The acquires properties were 94.1% leased with lease expirations through 2030. The trust has three properties under definitive purchase agreements, with a purchase price of roughly \$11.7 million expected to close in the first half of 2020. Additionally, four more properties are under definitive purchase agreements expected to close in the second quarter of 2022 through the third quarter of 2023 for an aggregate purchase price of \$94 million, with expected returns on investments of roughly 10.25%.

The board of directors passed a 0.6% increase to the quarterly dividend to \$0.4375 per share, or an annualized rate of \$1.75 per share. CHCT has increased its dividend every quarter since their IPO.

Growth on a Per-Share Basis

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2027
FFOPS					\$1.41	\$1.41	\$1.53	\$1.67	\$2.03	\$2.20	\$2.39	\$3.05
DPS					\$1.53	\$1.57	\$1.61	\$1.65	\$1.69	\$1.73	\$1.75	\$1.93
Shares²					11.3	14.8	17.7	18.7	23.1	24.3	25.0	30.0

Community HealthCare Trust was made public in 2016, and so there exists only five years of complete financial results from which to base future estimates off. In the five-year period from 2016 through 2021, CHCT grew funds from operations by 9.3% compounded annually, which is quite strong. Amid the COVID pandemic, the trust continued growing. We expect that the Trust can continue compounding FFO at roughly 5.0% annualized from here on out.

The trust will grow their healthcare property portfolio through acquisitions of non-urban healthcare facilities, which provide stable revenue growth and long-term cash flows. CHCT avoids urban properties to avoid the competition from other REITs, which increases their potential for more attractive risk-adjusted returns. The trust acquires primarily individual properties worth between \$5 million and \$30 million. Healthcare -related real estate rents and valuations are generally more stable than other property types due to favorable demographic trends and the rising demand for healthcare, regardless of the economic climate.

¹ Estimate

² In millions

Disclosure: This analyst has no position in the security discussed in this research report, and no plans to initiate one in the next 72 hours.



Community Healthcare Trust Inc (CHCT)

Updated February 22nd, 2022 by Quinn Mohammed

The trust's network of relationships in the healthcare market has allowed for CHCT to acquire healthcare properties in target markets from third-party owners of existing healthcare facilities, physician owners and with healthcare providers through sale/leaseback transactions.

Existing shareholders can expect to be diluted over the long-term, as CHCT has increased their outstanding shares by 11.0% annually over the trailing five years. Despite this increasing number of shares, FFO growth still came in strong over that period, so CHCT appears to be making good investments.

Valuation Analysis

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Now	2027
Avg. P/AFFO					14.5	18.0	18.4	23.7	21.5	21.6	18.1	19.5
Avg. Yld.					6.8%	6.1%	5.7%	4.2%	3.9%	3.6%	4.0%	3.2%

Since IPO, Community Healthcare has traded at an average P/FFO ratio of 19.6 times. The average P/FFO has trended upwards since 2016, and today we rate fair value to be roughly 19.5 times FFO. Thus, we believe shares today are slightly undervalued to the tune of 1.5% in valuation gains annually. The 4.0% yield today is a fair bit lower than the average yield of 5.1%.

Safety, Quality, Competitive Advantage, & Recession Resiliency

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2027
Payout						111%	105%	99%	83%	78%	73%	63%

The trust's payout started off in dangerous territory above 100% of funds from operations. Still, the trust kept on growing the dividend every single quarter. As FFO grew over time, the payout ratio declined to fairer levels. The 83% payout ratio of 2020 was when the trust began covering the dividend with FFO, and it appears the payout ratio will continue to moderate as we estimate FFO to outgrow the dividend.

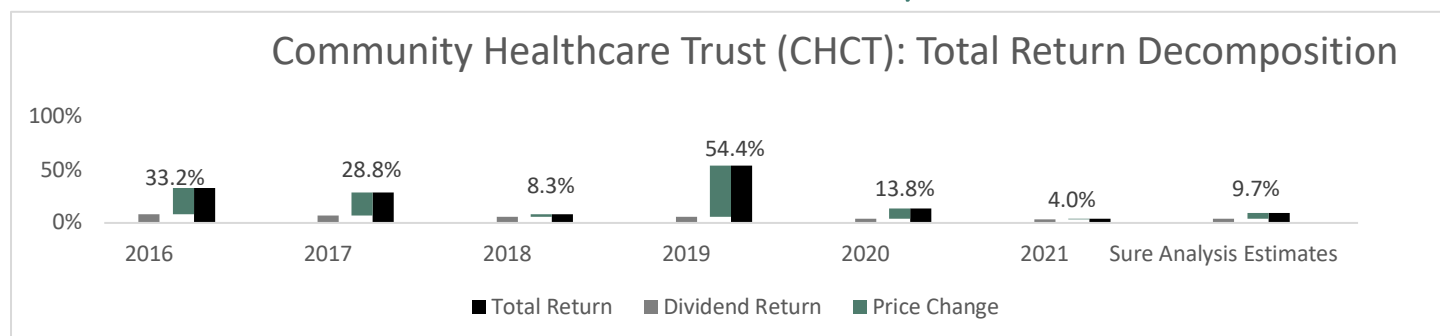
Community Healthcare is somewhat recession resistant, as it owns properties which must operate in both good and bad financial times, but this does not completely prevent the threat of partners and tenants facing financial difficulties.

CHCT's competitive advantage lies in its management's strong network of relationships to take advantage of in making attractive acquisitions and its focus on non-urban healthcare properties which result in higher risk-adjusted returns, but we would only call this a moderately strong advantage amongst its peers.

Final Thoughts & Recommendation

Community Healthcare has a short track record of financial results; however, it has grown funds from operations in this time quite strongly. Additionally, the trust is dedicated to the dividend which has increased every quarter since IPO. We estimate that CHCT trades 7% below fair value, and offers 9.7% in annualized total returns, thus we rate shares a Buy.

Total Return Breakdown by Year



[Click here to rate and review this research report. Your feedback is important to us.](#)

Disclosure: This analyst has no position in the security discussed in this research report, and no plans to initiate one in the next 72 hours.



Community Healthcare Trust Inc (CHCT)

Updated February 22nd, 2022 by Quinn Mohammed

Income Statement Metrics

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Revenue				9	25	37	49	61	76	91
Gross Profit				7	20	29	39	49	62	75
Gross Margin				76.7%	81.2%	76.7%	79.5%	79.9%	82.0%	83.3%
SG&A Exp.				2	3	4	6	8	9	12
D&A Exp.				5	13	18	20	23	26	31
Operating Profit				-1	4	7	13	19	28	33
Operating Margin				-13.1%	15.4%	18.5%	27.7%	30.7%	36.9%	36.3%
Net Profit				-1	3	4	4	8	19	22
Net Margin				-0.2	0.1	0.1	0.1	0.1	0.3	0.2
Free Cash Flow				2	13	21	20	28	41	49
Income Tax					0	0	-2	1	0	0

Balance Sheet Metrics

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Assets				143	252	386	427	563	668	754
Cash & Equivalents				2	2	2	2	2	2	2
Accounts Receivable				1	3	5	5	8	10	14
Goodwill & Intang.				0	0	0	0	0	1	1
Total Liabilities				21	58	102	155	209	238	292
Long-Term Debt				17	51	93	148	194	212	266
Shareholder's Equity				122	194	283	272	353	430	462
LTD/E Ratio				0.14	0.26	0.33	0.54	0.55	0.49	0.57

Profitability & Per Share Metrics

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Return on Assets					1.4%	1.1%	1.1%	1.7%	3.1%	3.2%
Return on Equity				-2.4%	1.7%	1.5%	1.6%	2.7%	4.9%	5.0%
ROIC					1.4%	1.1%	1.1%	1.7%	3.2%	3.3%
Shares Out.					11.3	14.8	17.7	18.7	23.1	24.3
Revenue/Share				1.83	2.23	2.52	2.75	3.26	3.51	3.89
FCF/Share				0.45	1.18	1.42	1.13	1.50	1.92	2.11

Note: All figures in millions of U.S. Dollars unless per share or indicated otherwise.

Disclaimer

Nothing presented herein is, or is intended to constitute, specific investment advice. Nothing in this research report should be construed as a recommendation to follow any investment strategy or allocation. Any forward-looking statements or forecasts are based on assumptions and actual results are expected to vary from any such statements or forecasts. No reliance should be placed on any such statements or forecasts when making any investment decision. While Sure Dividend has used reasonable efforts to obtain information from reliable sources, we make no representations or warranties as to the accuracy, reliability or completeness of third-party information presented herein. No guarantee of investment performance is being provided and no inference to the contrary should be made. There is a risk of loss from an investment in marketable securities. Past performance is not a guarantee of future performance.