American Homes 4 Rent (AMH)

Updated August 16th, 2022 by Nathan Parsh

Key Metrics

Current Price:	$39	**5 Year CAGR Estimate:**	1.5%	**Market Cap:**	$16 billion
Fair Value Price:	$33	**5 Year Growth Estimate:**	3.0%	**Ex-Dividend Date:**	09/14/22
% Fair Value:	119%	**5 Year Valuation Multiple Estimate:**	-3.4%	**Dividend Payment Date:**	09/30/22
Dividend Yield:	1.8%	**5 Year Price Target**	$38	**Years Of Dividend Growth:**	2
Dividend Risk Score:	D	**Retirement Suitability Score:**	F	**Rating:**	Sell

Overview & Current Events

Based in Maryland, American Homes 4 Rent is an internally managed real estate investment trust which focuses on acquiring, developing, renovating, operating and leasing single-family homes as rental properties. The trust holds nearly 54,000 single-family properties in sub-markets of metropolitan statistical areas in 22 states. AMH formed in August of 2013 and has a market capitalization of $16 billion, and generates annual revenues of $1.5 billion.

On February 17th, 2022, AMH announced an 80% quarterly dividend increase to $0.18 per share. This follows last year's 100% raise.

On August 4th, 2022, AMH announced second quarter results for the period ending June 30th, 2022. For the quarter, revenue grew 15.4% to $361.87 million. FFO of $0.38 compared favorably to FFO of $0.33 in the previous year.

For the quarter, AMH saw a same-home average occupied day percentage of 97.4%, down 10 basis points sequentially. New leases signed had rental rate growth of 14.2%. Rents and other single-family property revenues were up 15.4% while occupied homes totaled 54,786 compared to 52,335 in the fourth quarter of 2021. Rent from single-family properties increased 15.4% to $361.9 million, with average monthly rents per property up 8.3%. Expenses increased 7.9% to $94.7 million, but this was offset by lower uncollectable rents and higher fees.

AMH reaffirmed its outlook for 2022 as well. The trust expects core FFO of $1.54 to $1.58 for the year, which would be a 14.7% improvement from 2021 at the midpoint.

Growth on a Per-Share Basis

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2027
FFO	---	$0.15	$0.57	$0.72	$0.97	$1.02	$1.06	$1.11	$1.16	$1.36	***$1.56***	***$1.81***
DPS	---	$0.05	$0.20	$0.20	$0.20	$0.20	$0.20	$0.20	$0.20	$0.40	***$0.72***	***$0.83***
Shares[1]	---	186	211	208	243	287	297	301	317	336	***348***	***348***

AMH has a short history as a publicly traded REIT, but funds-from-operation growth was extensive at the beginning of the trust's existence. AMH's funds-from-operation grew at a rate of 5.9% annually over the last five year as growth has slowed since 2013. We forecast a 3% funds-from-operation growth annually through 2027.

AMH's quarterly dividend had amounted to $0.05 per share since the trust's inception. That changed when the trust doubled its dividend for the March 31st, 2021 payment date and followed that up with an 80% increase for the late-March distribution. Following these increases, we now anticipate dividend growth in line with FFO growth.

Valuation Analysis

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2027
Avg. P/FFO	---	---	30.1	22.9	19.3	21.8	19.6	21.9	23.5	32.1	***25.0***	***21.0***
Avg. Yld.	---	0.3%	1.2%	1.2%	1.1%	0.9%	1.0%	0.8%	0.7%	0.9%	***1.8%***	***2.2%***

[1] Share count in millions

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Shares of the trust are higher by $2, or 5.4%, since our May 7th, 2022 report. AMH has enjoyed a rich valuation since the beginning of its existence. With the stock trading at 25 times funds-from-operations, AMH's valuation is above our target price-to-funds-from-operations of 21. Reverting to this valuation by 2027 would reduce annual returns by 3.4%.

Investors often hold shares of REITs for the high yields. AMH is the rare name in the sector that has a very low yield. At 1.8%, the current yield is below that of the typical REIT stock, but above the average yield of the S&P 500 index.

Safety, Quality, Competitive Advantage, & Recession Resiliency

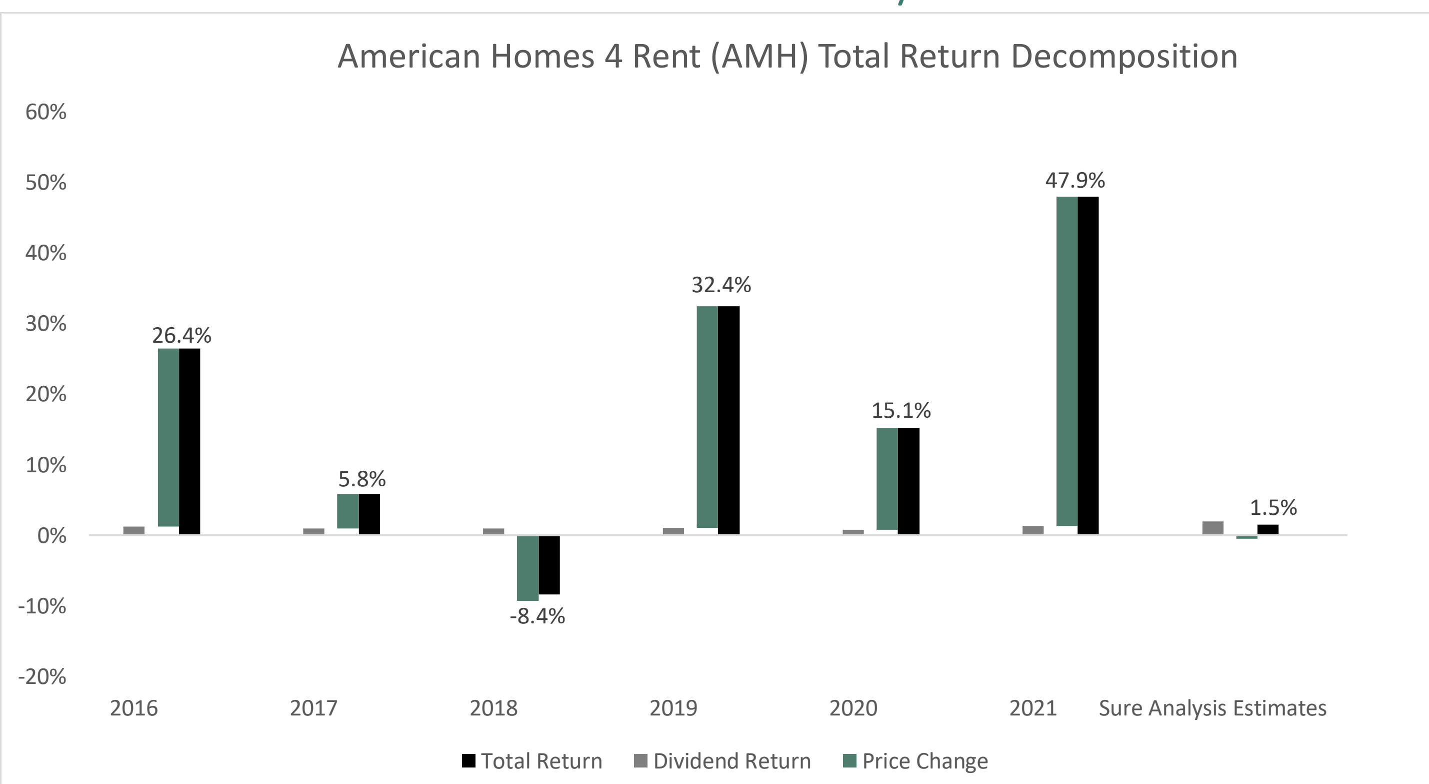
Year	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2027**
Payout	---	33%	35%	28%	21%	20%	19%	18%	17%	29%	***46%***	***46%***

AMH was not publicly traded during the 2007 to 2009 recession so understanding the trust's ability to withstand an economic downturn is not possible. Even so, we believe that the trust would encounter some difficulty. Consumers would still need places to live, so occupancy rates could well remain high. We fear that rental rates would probably decline. AMH is one of the largest operators of single-family in the U.S., giving it a size and scale that is above most of its peer group.

Final Thoughts & Recommendation

American Homes 4 Rent is expected to see total annual returns of 1.5% through 2027, down from our prior estimate of 2.5%. Our projected return stems from a 3% funds-from-operation growth rate and a starting yield of 1.8%, offset by a low single-digit headwind from multiple reversion. AMH continues to see strong growth metrics in almost every area of its business. That said, the valuation remains elevated. We maintain our five-year price target of $38 and reiterate our sell rating on AMH due to projected returns.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Revenue	5	139	399	631	879	960	1,073	1,143	1,183	1,304
Gross Profit	1	65	214	337	491	536	585	623	643	717
Gross Margin	20.9%	47.0%	53.7%	53.5%	55.8%	55.8%	54.6%	54.5%	54.3%	55.0%
SG&A Exp.	8	16	25	27	33	35	37	43	49	56
Operating Profit	(9)	(22)	24	68	159	204	230	250	251	288
Op. Margin	-206%	-15.8%	6.0%	10.7%	18.1%	21.2%	21.4%	21.9%	21.2%	22.1%
Net Profit	(10)	(32)	(48)	(62)	7	81	108	141	140	189
Net Margin	-226%	-23.2%	-12.0%	-9.9%	0.8%	8.4%	10.1%	12.3%	11.9%	14.5%
Free Cash Flow	(7)	16	176	185	251	348	356	386	369	473

Balance Sheet Metrics

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Total Assets	921	4,224	6,227	6,751	8,107	8,609	9,001	9,100	9,594	10,962
Cash & Equivalents	397	149	109	58	119	46	30	38	137	48
Acc. Receivable	7	7	11	14	18	30	29	30	42	42
Goodwill & Int.	-	117	104	110	118	115	110	112	110	120
Total Liabilities	16	573	2,058	2,816	3,170	2,733	3,028	3,081	3,121	4,224
Accounts Payable	0	1	5	1	0	2	0	5	0	1
Long-Term Debt	-	442	1,850	2,594	2,923	2,476	2,804	2,833	2,817	3,880
Total Equity	905	2,935	3,450	3,259	4,193	5,149	5,252	5,335	5,789	6,059
LTD/E Ratio	-	0.15	0.54	0.80	0.70	0.48	0.53	0.53	0.49	0.64

Profitability & Per Share Metrics

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Return on Assets		-1.3%	-0.9%	-1.0%	0.1%	1.0%	1.2%	1.6%	1.5%	1.8%
Return on Equity	-2.3%	-1.7%	-1.5%	-1.9%	0.2%	1.7%	2.1%	2.7%	2.5%	3.2%
ROIC		-1.3%	-1.0%	-1.0%	0.1%	1.0%	1.3%	1.6%	1.5%	1.9%
Shares Out.		186	211	208	243	287	297	301	317	336
Revenue/Share	0.06	1.12	2.03	2.99	3.76	3.63	3.65	3.81	3.85	4.01
FCF/Share	(0.09)	0.13	0.89	0.88	1.07	1.32	1.21	1.29	1.20	1.45

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