



UMH Properties (UMH)

Updated March 11th, 2024 by Samuel Smith

Key Metrics

Current Price:	\$16.2	5 Year CAGR Estimate:	10.7%	Market Cap:	\$1.1B
Fair Value Price:	\$19.9	5 Year Growth Estimate:	2.5%	Ex-Dividend Date:	5/14/24 ¹
% Fair Value:	81%	5 Year Valuation Multiple Estimate:	4.2%	Dividend Payment Date:	6/15/24 ¹
Dividend Yield:	5.1%	5 Year Price Target	\$22	Years Of Dividend Growth:	3
Dividend Risk Score:	F	Retirement Suitability Score:	D	Rating:	Buy

Overview & Current Events

UMH Properties is a real estate investment trust (i.e., REIT) and is one of the largest manufactured housing landlords in the United States. It was founded in 1968 and currently owns tens of thousands of developed sites and over one hundred communities located across the midwestern and northeastern United States.

On February 28th, 2024, UMH Properties, Inc. reported its financial results for the fourth quarter. In the fiscal year ending 2023, there was significant growth and expansion across various aspects of the company's operations. Rental and related income saw an increase of 11%, while Community Net Operating Income (NOI) and Normalized Funds from Operations (Normalized FFO) surged by 14% and 16%, respectively. Additionally, Same Property NOI and occupancy both experienced notable upticks, with a 13% increase in NOI and a 230-basis point rise in occupancy, reaching 88.5%. Efficiency improvements were evident as well, demonstrated by a reduction in the Same Property expense ratio from 42.2% to 40.3%. The company expanded its rental home portfolio by 10%, adding 871 homes, and boosted sales of manufactured homes by 23%. Significant acquisitions and ventures were undertaken, including the purchase of a community in Georgia and a joint venture agreement for a development project in Pennsylvania. Financing arrangements were also bolstered, with amendments to credit facilities and the issuance of term loans and lines of credit. Moreover, capitalization measures improved, with Total Market Capitalization and Equity Market Capitalization rising by 6% and 12%, respectively, and a reduction in Net Debt to Total Market Capitalization from 38.2% to 31.3%. The company successfully raised capital through the issuance of common and preferred stock, both through At-the-Market Sale Programs, generating substantial proceeds. These accomplishments reflect a period of robust growth, strategic expansion, and strengthened financial position for the company.

Growth on a Per-Share Basis

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2029
FFO/S	\$0.55	\$0.55	\$0.75	\$0.72	\$0.73	\$0.63	\$0.70	\$0.87	\$0.85	\$0.86	\$0.96	\$1.15
NAV/S	\$9.52	\$9.89	\$13.10	\$16.08	\$17.73	\$16.42	\$16.83	\$25.78	\$22.66	\$17.45	\$19.88	\$22.50
DPS	\$0.72	\$0.72	\$0.72	\$0.72	\$0.72	\$0.72	\$0.72	\$0.76	\$0.80	\$0.82	\$0.82	\$1.00
Shares¹	24.9	27.1	30.1	36.1	38.8	41.2	42.4	52.0	59.6	69.3	69.3	75.0

UMH Properties has managed to grow its net asset value (NAV) per share at an attractive rate in recent years and we expect it to be able to continue doing so for the foreseeable future. UMH Properties' average occupancy rate is now reaching levels that will give management greater pricing power over tenants, thereby delivering better same property net operating income growth. Additionally, its preferred shares are trading at levels that will enable the company to redeem and reissue them at significantly lower yields, thereby improving the company's FFO-per-share metrics while also improving the cost of capital. Last, but not least, UMH Properties still owns a large portfolio of undeveloped land that it plans to develop in the coming years which will drive FFO per share and NAV per share growth in the coming years. The REIT also has a sizable portfolio that can be liquidated as needed to drive accretive growth investments. Overall, we expect NAV per share to grow at a 2.5% annualized clip over the next half decade.

¹ 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.



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Valuation Analysis

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Now	2029
P/NAV	1.0	1.0	1.1	0.9	0.7	0.9	0.9	0.9	0.7	0.6	0.8	1.0
Avg. Yld.	7.6%	7.1%	5.0%	4.8%	6.1%	4.7%	4.8%	3.2%	4.8%	7.3%	5.1%	4.4%

UMH Properties is growing and is set to continue doing so at a solid clip. Furthermore, the balance sheet and portfolio stability have also recently improved materially. As a result, we believe that this REIT deserves to trade in line with its net asset value. Given this, we expect significant multiple expansion over the next five years.

Safety, Quality, Competitive Advantage, & Recession Resiliency

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2029
Payout	131%	131%	96%	100%	99%	114%	103%	87%	94%	95%	85%	87%

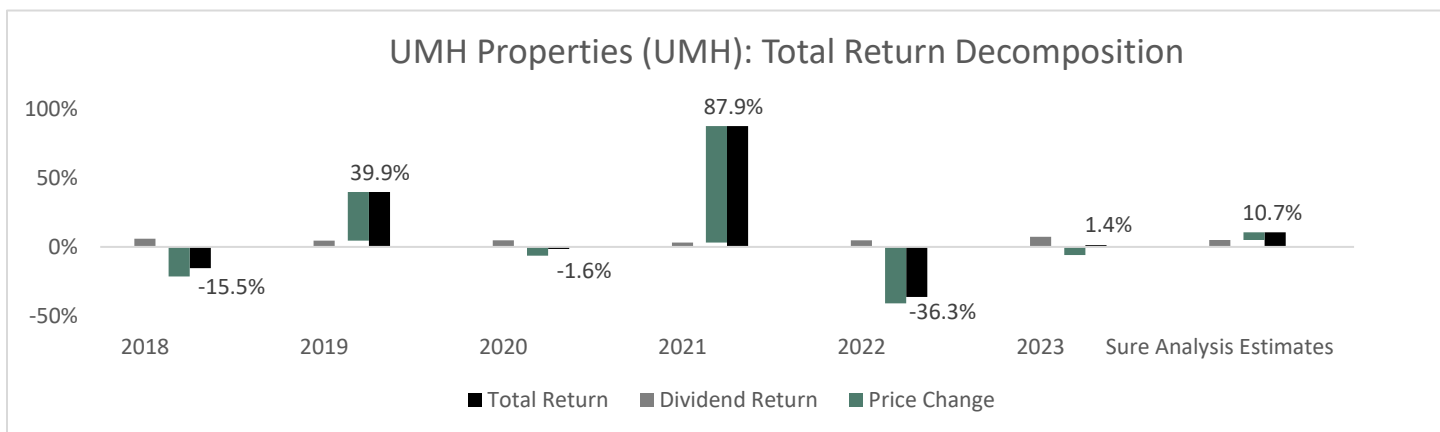
Given that manufactured homes tend to be lower price point housing, they are quite resilient in the face of economic downturns. As a result, we view UMH Properties as a recession resilient business. This played out in 2020 when FFO and NAV per share both grew year-over-year, and the dividend payout level was maintained despite the COVID-19 disruption to the economy. That said, it is important to keep in mind that UMH Properties' communities are located in midwestern and northeastern regions that would likely be more significantly impacted by a protracted recession, so the REIT is not totally recession proof.

Given that management recently raised the dividend, and it remains sufficiently covered by FFO-per-share with significant growth on the way, we believe the dividend is safe for the foreseeable future and is in fact likely to see additional growth in the years to come. Another risk to keep in mind is that UMH Properties holds a significant publicly traded REIT portfolio of its own. As a result, investors in UMH are not merely buying its manufactured community housing portfolio but are also adding exposure to the REIT names in UMH's portfolio. Given the mixed results of UMH's REIT investing performance, it is uncertain if this approach is adding or detracting value from shareholders and, in a sharp market selloff – investors could see NAV fall faster than it would otherwise.

Final Thoughts & Recommendation

UMH Properties is an emerging dividend growth REIT that currently offers an attractive and safe 5.1% dividend yield with mid-single-digit annualized FFO per share growth potential. Additionally, the REIT is quite recession-resistant, making it a pretty decent risk-adjusted investment at current prices. Overall, we rate shares a Buy as our annualized total return projection is pretty attractive at 10.7%.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Revenue	71	82	99	113	130	147	164	186	196	221
Gross Profit	32	39	50	56	65	72	86	98	103	118
Gross Margin	44.8%	48.3%	50.5%	50.0%	50.1%	49.1%	52.6%	52.6%	52.4%	53.6%
SG&A Exp.	9	10	11	13	15	15	16	19	24	27
D&A Exp.	15	19	23	28	32	37	42	45	49	56
Operating Profit	7	10	16	16	19	20	28	34	30	36
Operating Margin	10.4%	12.8%	16.2%	14.2%	14.3%	13.6%	17.3%	18.2%	15.1%	16.4%
Net Profit	4	2	12	13	(36)	28	5	51	(5)	8
Net Margin	5.9%	2.6%	11.6%	11.2%	-27.9%	18.9%	3.1%	27.4%	-2.5%	3.6%
Free Cash Flow	24	26	29	41	40	39	67	65	(7)	120

Balance Sheet Metrics

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total Assets	478	600	680	824	881	1,025	1,089	1,271	1,345	1,428
Cash & Equivalents	8	7	4	23	7	13	15	116	30	57
Inventories	12	14	17	18	24	32	25	24	88	33
Total Liabilities	269	354	363	403	456	479	588	529	793	721
Accounts Payable	2	3	3	3	4	5	4	4	6	6
Long-Term Debt	260	341	351	390	439	457	558	499	762	690
Shareholder's Equity	117	110	130	182	136	141	94	280	324	415
LTD/E Ratio	1.25	1.38	1.11	0.92	1.03	0.84	1.11	0.67	1.39	0.98

Profitability & Per Share Metrics

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Return on Assets	1.0%	0.4%	1.8%	1.7%	-4.2%	2.9%	0.5%	4.3%	-0.4%	0.6%
Return on Equity	2.1%	0.9%	4.1%	3.4%	-8.6%	5.7%	1.0%	8.2%	-0.8%	1.3%
ROIC	1.0%	0.4%	1.8%	1.7%	-4.3%	3.0%	0.5%	4.4%	-0.4%	0.6%
Shares Out.	24.9	27.1	30.1	36.1	38.8	41.2	42.4	52.0	59.6	69.3
Revenue/Share	3.18	3.14	3.57	3.45	3.51	3.65	3.95	3.92	3.60	3.50
FCF/Share	1.08	0.99	1.05	1.25	1.09	0.96	1.61	1.37	(0.13)	1.90

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

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