Equity LifeStyle Properties, Inc. (ELS)

Updated May 27th, 2026 by Felix Martinez

Key Metrics

Current Price:	$62	**5 Year Annual Expected Total Return:**	9.4%	**Market Cap:**	$12.5 B
Fair Value Price:	$67	**5 Year Growth Estimate:**	5.0%	**Ex-Dividend Date:**	06/26/26
% Fair Value:	93%	**5 Year Valuation Multiple Estimate:**	1.4%	**Dividend Payment Date:**	07/10/26
Dividend Yield:	3.5%	**5 Year Price Target**	$85	**Years Of Dividend Growth:**	22
Dividend Risk Score:	C	**Sector:**	Real Estate	**Rating:**	Hold

Overview & Current Events

Equity LifeStyle Properties, Inc is a real estate investment trust which engages in the ownership and operation of lifestyle-oriented properties consisting primarily of manufactured home and recreational vehicle communities. The Trust was founded by James M. Hankins in December 1992 and is headquartered in Chicago, IL. Equity LifeStyle Properties operates through the following segments: Property Operations; and Home Sales and Rentals Operations. The Property Operations segment owns and operates land lease properties. The Home Sales and Rentals Operations segment purchases, sells, and leases homes at the properties. Today, Equity LifeStyle Properties, Inc. owns or has a controlling interest in more than 452 communities and resorts in 35 states and British Columbia, with more than 173,201 units. Equity LifeStyle Properties, Inc trades on the New York Stock Exchange under the ticker "ELS". The Trust has a strong dividend growth history. The company has been increasing its dividend for twenty-two consecutive years and has a current market capitalization of $12.5 billion.

On April 21st, 2026, Equity LifeStyle Properties reported first quarter for Fiscal Year 2026. The company delivered mixed first-quarter 2026 results, with revenue increasing 2.7% year over year to $397.6 million, slightly above expectations, while earnings per share of $0.54 missed estimates by $0.01. Net income per share declined modestly to $0.56 from $0.57 last year, while FFO per share remained flat at $0.83. However, normalized FFO per share improved slightly to $0.84, reflecting stable operational performance. Core property operating revenue increased 3.7%, while core income from property operations rose 4.9%, supported by expense growth of only 1.8%.

The company continued to show strength in its manufactured housing segment, where core base rental income increased 5.7% year over year. Equity LifeStyle sold 228 homes during the quarter and maintained high occupancy levels near 94%. The RV and marina segment experienced softer performance, with total base rental income declining 1.4%, largely due to weaker seasonal and transient demand and delays in marina slip restoration projects. Despite this, annual RV and marina rental income still grew 4.2%, highlighting stability in long-term customers. Management also benefited from an 18% reduction in insurance premiums during its April 2026 renewal.

Looking ahead, Equity LifeStyle reaffirmed its full-year 2026 normalized FFO guidance range of $3.12 to $3.22 per share and expects property operating revenue growth between 4.0% and 5.0%. The company owns interests in 453 properties across 35 states and British Columbia, totaling more than 173,000 sites. Its balance sheet remains solid, with debt representing 20.9% of total market capitalization and debt-to-EBITDA of 4.5x. Overall, the quarter demonstrated resilient cash flow generation and operational stability despite softer RV and marina demand and modest pressure on earnings growth.

Growth on a Per-Share Basis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
EPS	$1.66	$1.80	$1.94	$2.09	$2.17	$2.53	$2.72	$2.75	$2.91	$3.06	***$3.18***	***$4.06***
DPS	$0.85	$0.98	$1.10	$1.07	$1.37	$1.45	$1.64	$1.79	$1.91	$2.06	***$2.17***	***$2.77***
Shares[1]	185.0	187.0	190.0	192.0	193.0	192.6	195.3	195.0	196.6	200.0	***201.0***	***205.0***

[1] Share count is 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.

Equity LifeStyle Properties, Inc. (ELS)

Updated May 27th, 2026 by Felix Martinez

Further property acquisitions and increasing core income from property operations will help drive FFO to grow for years to come. Over the past ten years, ELS has had a CAGR of 7.0% and a five-year CAGR of 4.7%. We think this will start to slow down as the Trust matures. Thus, we believe a 5.0% FFO growth rate is rational for the next five years. This would lead to an FFO of $4.06 per share in 2031. We also expect the Trust to continue its dividend growth history and grow its dividend at a 5.0% rate or higher as it did with the most recent increase was 5.3%.

Valuation Analysis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
Avg. P/E	21.8	24.7	25.1	33.7	29.2	34.9	23.8	25.7	23.3	19.5	***19.6***	***21.0***
Avg. Yld.	2.4%	2.2%	2.3%	1.5%	2.2%	1.7%	2.5%	2.5%	2.9%	3.4%	***3.5%***	***3.2%***

Currently, based on our price target, ELS is fairly valued. The Trust has a P/FFO of 19.6x based on FY2026 earnings of $3.18 per share. We think a sensible P/FFO ratio is 21.0. The current valuation provides a tailwind of 1.4% for the next five years. The present dividend yield is also a good indicator of the Trust's current valuation. The dividend yield of 3.5% is higher than its ten-year average of 2.2%.

Safety, Quality, Competitive Advantage, & Recession Resiliency

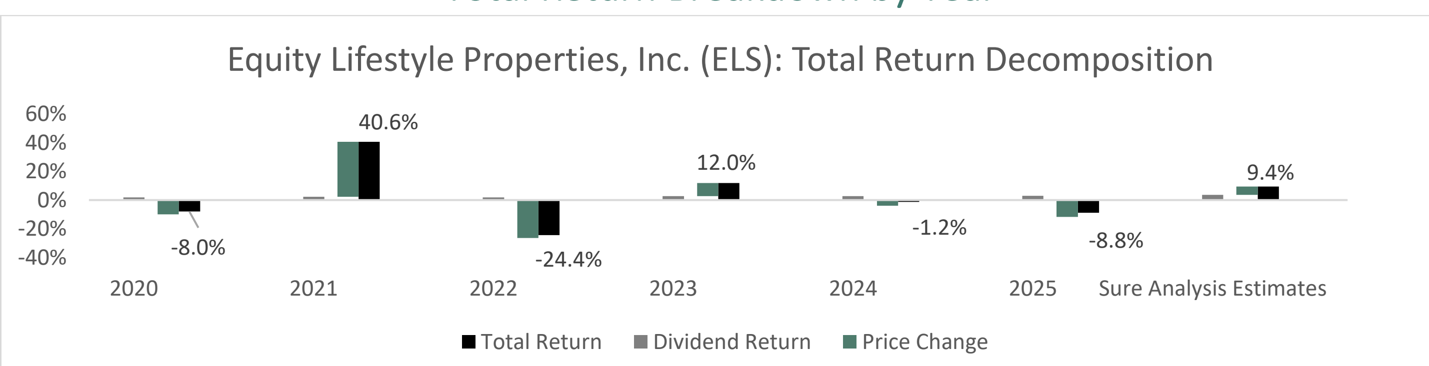
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
Payout	51%	54%	57%	51%	63%	57%	60%	65%	66%	67%	***68%***	***68%***

ELS's competitive advantage is that Equity LifeStyle has a national presence and excellent reputation within the industry, which allows the Trust to pursue opportunities to increase customer service and deliver quality earnings for shareholders. During the Great Recession in 2007-2010, the Trust performed very well. In 2008, FFO increased 5% from $0.76 per share 2007 to $0.80 per share in 2008. In 2009, FFO jumped by 12% to $0.99 per share. During the COVID-19 pandemic, the Trust saw the same results. In 2020, FFO grew 4% to $2.17 per share. Thus, ELS is a resilient, high-quality Trust. ELS does not have an S&P Credit Rating. However, the Trust's balance sheet is satisfactory, with a current debt to equity ratio of 1.8 and a long-term debt cap ratio of 64%. The dividend is very well covered, with only 68% of FFO going toward its dividend payment. Since 2005, ELS has not had a dividend payout ratio higher than 67%.

Final Thoughts & Recommendation

Equity LifeStyle Properties is a fantastic trust to own in a portfolio. The Trust has a solid business model that allows it to rapidly expand its affordable housing segment. The healthy balance sheet will help drive high acquisition volumes. The current risk is that the Trust is fully valued rather than trading at a discount. We expect a five-year annual rate of return of 9.4%. This is primarily because of the fair valuation. Thus, ELS is considered a hold at the current price.

Total Return Breakdown by Year



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.

Equity LifeStyle Properties, Inc. (ELS)

Updated May 27th, 2026 by Felix Martinez

Income Statement Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenue	856	912	968	1021	1080	1260	1,431	1,472	1433	1450
Gross Profit	491	520	556	591	615	699	701	740	708	731
Gross Margin	57.3%	57.0%	57.4%	57.9%	57.0%	55.5%	49.0%	50.3%	49.4%	50.4%
SG&A Exp.	93	99	108	112	119	136	96	96	88	80
D&A Exp.	122	125	139	154	158				209	214
Operating Profit	277	298	311	327	341	375	406	441	416	442
Operating Margin	32.4%	32.6%	32.1%	32.0%	31.6%	29.8%	28.4%	30.0%	29.0%	30.5%
Net Profit	173	198	213	279	228	262	285	314	367	387
Net Margin	20.2%	21.7%	22.0%	27.4%	21.1%	20.8%	19.9%	21.3%	25.6%	26.7%
Free Cash Flow	233	252	232	186	249				355	334

Balance Sheet Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Assets	3,479	3,610	3,926	4,151	4,419	5,308	5,493	5,614	5646	5745
Cash & Equivalents	56	36	69	29	24	123	22	30	6	26
Total Liabilities	2,397	2,510	2,732	2,829	3,114	3,822	3,975	4,115	3822	3931
Long-Term Debt	2,091	2,200	2,348	2,408	2,667	3,274	3,388	3,519	3205	3217
Shareholder's Equity	872	1,032	1,122	1,250	1,234	1,415	1,445	1,429	1741	1756
LTD/E Ratio	2.07	2.13	2.09	1.93	2.16	2.31	2.34	2.46	1.84	1.89

Profitability & Per Share Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Return on Assets	5.0%	5.6%	5.6%	6.9%	5.3%	5.4%	5.3%	5.7%	6.5%	6.8%
Return on Equity	20.9%	20.8%	19.7%	23.5%	18.4%	19.8%	19.9%	21.9%	22.1%	22.1%
ROIC	5.5%	6.1%	6.2%	7.7%	5.9%	6.0%	5.9%	6.3%	7.3%	7.3%
Shares Out.	185.0	187.0	190.0	192.0	193.0	192.6	195.3	195.4	196.6	200.1
Revenue/Share	4.63	4.88	5.09	5.32	5.61	6.89	7.33	7.53	7.29	7.25
FCF/Share	1.26	1.35	1.22	0.97	1.30				1.81	1.67

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