



Go Residential REIT (GONYF)

Updated August 20th, 2026 by Nikolaos Sismanis

Key Metrics

Current Price:	\$8.65	5 Year Annual Expected Total Return:	10.9%	Market Cap:	\$393 M
Fair Value Price:	\$9.80	5 Year Growth Estimate:	4.0%	Ex-Dividend Date:	08/31/2026
% Fair Value:	88%	5 Year Valuation Multiple Estimate:	2.5%	Dividend Payment Date:	09/15/2026
Dividend Yield:	5.3%	5 Year Price Target	\$11.92	Years Of Dividend Growth:	1
Dividend Risk Score:	F	Sector:	Real Estate	Rating:	Hold

Overview & Current Events

GO Residential REIT was formed in June 2025 by industry veterans Meyer Orbach and Joshua Gotlib. It is an internally managed, open-ended trust that debuted on the TSX in July 2025 following its IPO. The REIT now owns and operates ten luxury residential properties totaling 3,034 suites across Manhattan and Brooklyn, including The Copper, One & Two Sutton Place, One East River Place, and 685 First Avenue. Upon completing the H&R transaction, GO would expand to 35 properties and about 13,300 suites across eight U.S. markets, adding significant exposure to the Sunbelt. With a near-perfect occupancy rate, the company's core strategy relies on a "mark-to-market" initiative to capture rent growth in supply-constrained urban cores while paying out a monthly distribution. While the stock's main listing is in the Toronto Stock Exchange, the REIT is based in New York, New York and it reports its financials in USD. The REIT has a market cap of \$393 million and pays monthly dividends.

On August 14th, 2026, GO Residential Real Estate Investment Trust reported its Q2 results for the period ended June 30th, 2026. Revenue Adjusted totaled \$47.7 million, ahead of the \$44.7 million forecast, supported by high occupancy and continued rent growth across its New York portfolio. AFFO Adjusted reached \$14.7 million, or \$0.23 per unit, while FFO Adjusted totaled \$16.0 million, or \$0.26 per unit. Committed occupancy stood at 99.6%, with average monthly rent of \$6,711 per suite. Shortly before reporting, GO agreed to acquire 27 properties valued at approximately \$2.8 billion from H&R REIT. Expected to close in Q4 2026, the transaction would nearly quadruple GO's property count, creating a 35-property portfolio with roughly 13,300 suites across New York and several Sunbelt markets, while being accretive to FFO and AFFO per unit. For 2026, we forecast FFO per share of \$0.70.

Growth on a Per-Share Basis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
AFFO	---	---	---	---	---	---	---	---	---	\$0.43	\$0.70	\$0.85
DPS	---	---	---	---	---	---	---	---	---	\$0.46	\$0.46	\$0.56
Shares¹	---	---	---	---	---	---	---	---	---	33.4	37.2	40.0

GO Residential is an incredibly young REIT, and thus it's very tough to pin point its growth prospects. For now, it seems like its growth potential is supported by Manhattan's extreme supply-demand imbalance, characterized by a tight 1.9% vacancy rate and a projected annual rental supply growth of just 1.0% through 2029. This scarcity positions New York City to lead the top 10 U.S. metropolitan areas with the highest expected annual rent growth, which reached 7.0% over the past year. These favorable dynamics support the trust's "mark-to-market" strategy, aimed at capturing the gap between current in-place leases and an average monthly market rent that has risen to \$6,835.

The REIT leverages a stable 98.5% committed occupancy rate across its 2,015-suite portfolio as a foundation for internal value-creation initiatives. Key organic levers there include suite repositioning to command premium rates and amenity monetization across its five marquee properties, which have an average build year of 2011.

External expansion is backed by a ~\$2.74 billion appraised portfolio value and a prudent debt profile, with about 49% of its debt maturing in five or more years. While now concentrated in Manhattan, the REIT's long-term mandate includes

¹ Share count is in millions.

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pursuing accretive acquisitions in other major, supply-constrained U.S. markets such as Chicago, Washington D.C., and Los Angeles. But again, whether such an expansion could prove accretive or highly dilutive is to be seen, and execution remains a big question mark given the REIT is less than a year old. For now, we forecast annualized FFO/share growth of 4%, though our estimate is speculative and will be adjusted over time as the company matures. We have applied the same growth forecast in the monthly dividend.

Valuation Analysis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Now	2031
Avg. P/E	---	---	---	---	---	---	---	---	---	28.7	12.4	14.0
Avg. Yld.	---	---	---	---	---	---	---	---	---	3.7%	5.3%	4.7%

Because the REIT was only formed in mid-2025, the lack of a multi-year track record makes any FFO-per-share estimates highly speculative and sensitive to near-term modeling assumptions. This limited operational history, combined with the volatility of a new listing, makes it difficult to establish a definitive valuation until the trust delivers several quarters of stabilized results. For now we have set our fair multiple at 14x. The dividend yield stands at a noteworthy 5.3% today.

Safety, Quality, Competitive Advantage, & Recession Resiliency

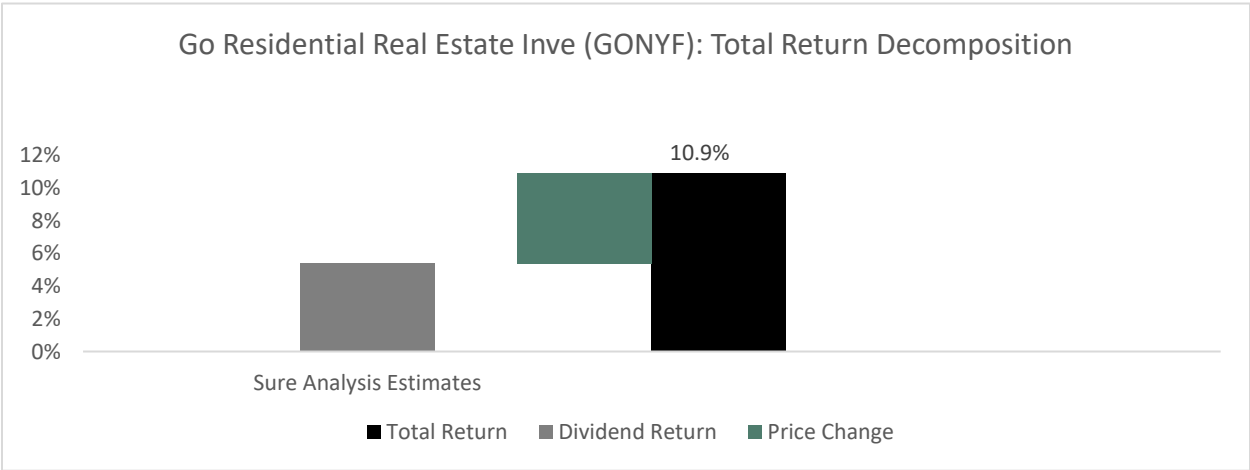
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
Payout	---	---	---	---	---	---	---	---	---	107%	66%	66%

GO Residential REIT's main advantage lies in its high-quality New York City portfolio, which maintains a fantastic ~100% occupancy rate. The trust continues to benefit from significant supply scarcity in Manhattan, where new rental supply growth is projected at just 1.0% through 2029, supporting an environment where actual rent growth reached 7.0% in 2025. This backdrop bolsters its internal "mark-to-market" strategy to capture the gap between current in-place leases and market rates. Furthermore, its 100% geographic concentration in Manhattan is beginning to evolve through an \$820 million expansion into Brooklyn, though it remains inherently tied to the broader New York City luxury rental market.

Final Thoughts & Recommendation

GO Residential REIT offers a high-quality entry point into the resilient Manhattan luxury high-rise market, but its limited operating history and reliance on pro-rated management forecasts make today's FFO-based valuations very speculative for new investors. We see annualized returns of 10.9% over the medium-term, to be powered mainly by the starting yield, our growth estimate, and a potential valuation tailwind. We rate the stock a hold, but, again, highlight this is a speculative name.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenue	-	-	-	-	-	-	-	-	-	-
Gross Profit	-	-	-	-	-	-	-	-	-	-
Gross Margin	-	-	-	-	-	-	-	-	-	-
SG&A Exp.	-	-	-	-	-	-	-	-	-	-
D&A Exp.	-	-	-	-	-	-	-	-	-	-
Operating Profit	-	-	-	-	-	-	-	-	-	-
Operating Margin	-	-	-	-	-	-	-	-	-	-
Net Profit	-	-	-	-	-	-	-	-	-	-
Net Margin	-	-	-	-	-	-	-	-	-	-
Free Cash Flow	-	-	-	-	-	-	-	-	-	-
Income Tax	-	-	-	-	-	-	-	-	-	-

Balance Sheet Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Assets	-	-	-	-	-	-	-	-	-	-
Cash & Equivalents	-	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-	-
Inventories	-	-	-	-	-	-	-	-	-	-
Goodwill & Int. Ass.	-	-	-	-	-	-	-	-	-	-
Total Liabilities	-	-	-	-	-	-	-	-	-	-
Accounts Payable	-	-	-	-	-	-	-	-	-	-
Long-Term Debt	-	-	-	-	-	-	-	-	-	-
Shareholder's Equity	-	-	-	-	-	-	-	-	-	-
D/E Ratio	-	-	-	-	-	-	-	-	-	-

Profitability & Per Share Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Return on Assets	-	-	-	-	-	-	-	-	-	-
Return on Equity	-	-	-	-	-	-	-	-	-	-
ROIC	-	-	-	-	-	-	-	-	-	-
Shares Out.	-	-	-	-	-	-	-	-	-	-
Revenue/Share	-	-	-	-	-	-	-	-	-	-
FCF/Share	-	-	-	-	-	-	-	-	-	-

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

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