



Flagship Communities Real Estate Investment Trust (MHCUF)

Updated August 15th, 2026, by Nikolaos Sismanis

Key Metrics

Current Price:	\$23.00	5 Year Annual Expected Total Return:	4.4%	Market Cap:	\$568 M
Fair Value Price:	\$20.41	5 Year Growth Estimate:	4.0%	Ex-Dividend Date:	07/31/2026
% Fair Value:	113%	5 Year Valuation Multiple Estimate:	-2.4%	Dividend Payment Date:	08/17/2026
Dividend Yield:	2.8%	5 Year Price Target	\$24.83	Years Of Dividend Growth:	5
Dividend Risk Score:	D	Sector:	Real Estate	Rating:	Hold

Overview & Current Events

Flagship Communities is a U.S.-focused real estate investment trust specializing in owning and operating manufactured housing communities (MHCs) and recreational vehicle (RV) resorts. As of June 30th, 2026, the REIT owned 87 MHCs comprising 17,044 lots, along with two RV resort communities totaling 470 sites. Its properties span eight contiguous U.S. states, with a notable presence in key markets including Louisville, Cincinnati, and Evansville. The REIT aims to provide predictable and sustainable cash distributions by growing its portfolio through strategic acquisitions and the conversion of rental homes to tenant-owned homes. The REIT pays distributions on a monthly basis. It reports its financials in USD, despite its Canadian origin. The stock trades at a market cap of \$568 million.

On October 15th, 2025, Flagship Communities raised its dividend by 5.4% to a quarterly rate of \$0.654.

On August 5th, 2026, Flagship Communities reported its Q2 results for the period ending June 30th, 2026. Revenue rose 21.4% to \$30.4 million, supported by acquisitions and higher lot rents. Same-community revenue increased 9.0%, driven by rent and ancillary revenue growth alongside improved occupancy. Rent collections remained strong at 99.0%, while total portfolio occupancy reached 84.7%. NOI grew 18.9% to \$19.8 million, with an NOI margin of 65.1%. FFO increased 6.8% to \$10.3 million, while FFO per diluted unit rose 5.5% to \$0.406. Flagship also acquired a fully occupied, 28-lot community in northern Ohio that is expected to be immediately accretive to AFFO. For FY2026, we expect FFO per share of \$1.57.

Growth on a Per-Share Basis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
FFO	---	---	---	---	\$0.88	\$1.03	\$1.08	\$1.19	\$1.29	\$1.45	\$1.57	\$1.91
DPS	---	---	---	---	\$0.47	\$0.51	\$0.54	\$0.57	\$0.60	\$0.63	\$0.65	\$0.80
Units¹	---	---	---	---	12.3	15.3	19.6	20.8	23.9	25.2	25.4	30.0

Since its inception in 2020, Flagship Communities has seen steady growth in its FFO per unit. The metric rose from \$0.88 in 2020 to \$1.29 in 2024. This growth was driven by its bold acquisition strategy, which has expanded its portfolio and positioned the REIT in key, high-demand U.S. markets. In 2021, FFO per unit grew to \$1.03, following the integration of newly acquired properties, while further increases through 2025 that were fueled by rent hikes, strong occupancy rates, and cost-effective management.

Looking forward, we expect modest 4% growth in FFO per share and dividends, driven by the REIT's defensive business model and a more cautious acquisition pace in the face of rising capital costs. Still, upside remains through continued rental growth, tenant conversion to homeownership, and targeted, accretive acquisitions in high-demand regions that management believes will be accretive to FFO on a per-unit basis.

The company has hiked its dividend consistently since its first payment in 2021, now featuring four consecutive years of dividend increases. During this period, the dividend has increased at a CAGR of 5.7%. Nevertheless, we have employed a softer growth expectation for the same reasons linked to FFO growth.

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.



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Valuation Analysis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Now	2031
Avg. P/E	---	---	---	---	---	16.5	16.7	13.4	12.3	12.0	14.6	13.0
Avg. Yld.	---	---	---	---	---	3.0%	3.0%	3.6%	3.8%	3.6%	2.8%	3.2%

Flagship Communities has a rather short history in the public markets. Its valuation has gradually been squeezed since 2022 as a result of rising interest rates that increased its cost of capital and financing. Today, we view shares as slightly overvalued at 14.6 times FFOs. In the meantime, the dividend yield stands at 2.8%. We believe the yield is rather soft, especially in today's market environment. Still, yields in the residential side of REITs do tend to be a bit below-average.

Safety, Quality, Competitive Advantage, & Recession Resiliency

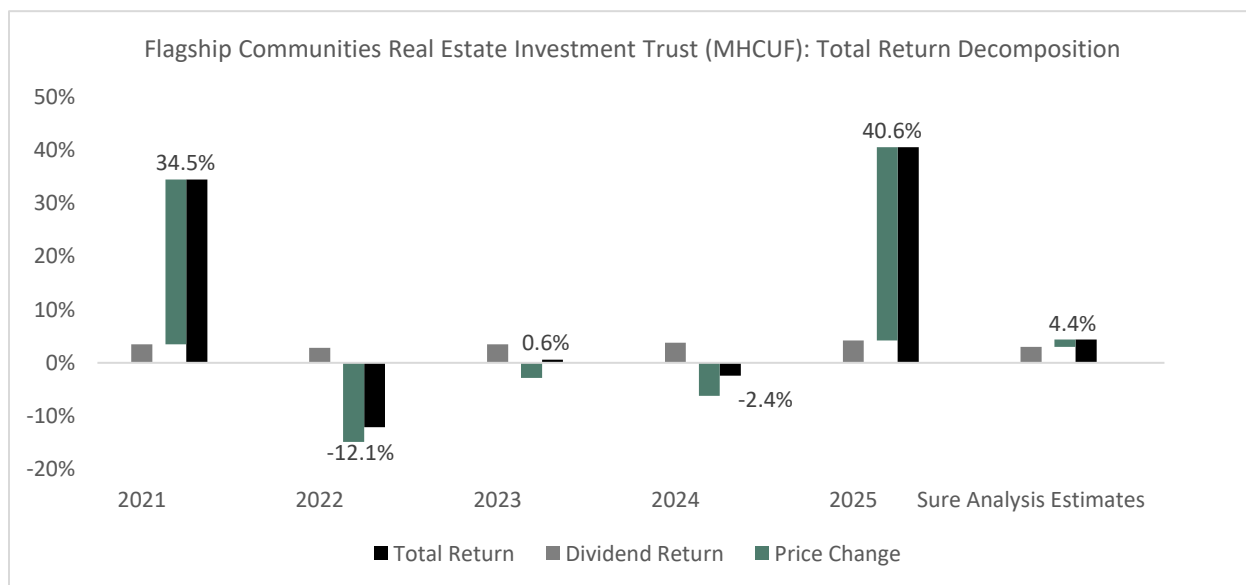
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
Payout	---	---	---	---	53%	50%	50%	48%	47%	43%	42%	42%

Flagship Communities REIT's focus on manufactured housing communities and RV resorts gives it a unique advantage in economic downturns. Specifically, its portfolio is concentrated in affordable housing, which is typically more resilient during recessions as people tend to shift towards lower-cost housing options. The REIT also benefits from tenant-owned homes, which reduce vacancy risk and provide stable cash flow, as Flagship relies less on rent from homes it owns. Also, the REIT's ability to grow through acquisitions in high-demand, undersupplied markets positions it well for sustainable growth. While Flagship hasn't faced a recession yet, these factors, along with strong rent collection rates of 99.0% in Q2 and low leverage, with debt to gross book value at 39.0% as of quarter-end, would likely make it resilient if economic conditions worsen.

Final Thoughts & Recommendation

Flagship Communities offers a decent investment case with its strong growth trajectory, driven by strategic acquisitions and a focus on affordable housing. Its rather predictable cash flow, low leverage, and ability to convert rental homes to tenant-owned homes offer stability and upside, while its solid balance sheet and low payout ratio ensure it can weather economic uncertainty and continue delivering consistent returns. While we are cautious of the REIT's short history in the market, we forecast an annualized return potential of 4.4% through 2031. This is to be driven by the starting yield, our modest growth estimates, and a potential a valuation headwind. We rate Flagship Communities as a hold.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenue	-	-	-	15	-	43	59	71	88	103
Gross Profit	-	-	-	9	-	29	38	46	58	67
Gross Margin	-	-	-	57.7%	-	66.5%	65.4%	65.3%	65.7%	65.0%
SG&A Exp.	-	-	-	1	-	5	7	8	10	-
D&A Exp.	-	-	-	0	-	0	0	0	0	1
Operating Profit	-	-	-	8	-	23	31	37	47	27
Operating Margin	-	-	-	50.9%	-	52.7%	52.4%	52.6%	53.3%	26.2%
Net Profit	-	-	-	29	-	60	43	65	104	116
Net Margin	-	-	-	187%	-	139%	72.6%	91.6%	118%	113%
Free Cash Flow	-	-	-	3	-	17	13	17	14	12

Balance Sheet Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Assets	201	445	695	799	903	1,109	146	201	445	1,361
Cash & Equivalents	3	11	15	17	8	7	2	3	11	14
Accounts Receivable	0	1	1	1	1	1	0	0	1	-
Total Liabilities	99	299	372	442	467	524	79	99	299	672
Accounts Payable	0	1	1	0	2	2	0	0	1	-
Long-Term Debt	97		259	343	363	423		97		534
Shareholder's Equity	102	146	323	358	436	586	67	102	146	689
LTD/E Ratio	0.95		0.80	0.96	0.83	0.72		0.95		0.77

Profitability & Per Share Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Return on Assets	-	-	-	-	-	13.4%	5.7%	7.7%	10.3%	9.4%
Return on Equity	-	-	-	34.2%	-	25.6%	12.5%	16.4%	20.3%	18.2%
ROIC	-	-	-	-	-	15.4%	6.7%	8.7%	11.5%	10.4%
Shares Out.	-	-	-	-	12.3	15.3	19.6	20.8	23.9	25.2
Revenue/Share	-	-	-	2.47	-	3.05	4.16	4.59	4.54	4.11
FCF/Share	-	-	-	0.48	-	1.22	0.95	1.11	0.71	0.48

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

Disclaimer

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