



Sun Communities (SUI)

Updated August 11th, 2026 by Aristofanis Papadatos

Key Metrics

Current Price:	\$119	5 Year CAGR Estimate:	10.3%	Market Cap:	\$15 B
Fair Value Price:	\$133	5 Year Growth Estimate:	5.0%	Ex-Dividend Date: ¹	9/29/2026
% Fair Value:	89%	5 Year Valuation Multiple Estimate:	2.3%	Dividend Payment Date:	10/14/2026
Dividend Yield:	3.8%	5 Year Price Target	\$170	Years Of Dividend Growth:	10
Dividend Risk Score:	F	Sector: REITs		Rating:	Hold

Overview & Current Events

Sun Communities (SUI) is a real estate investment trust (REIT) that was founded in 1975 and became public in 1993. It is a leading owner and operator of manufactured housing (57% of total rental revenue) and recreational vehicle communities (43% of rental revenue), with a market capitalization of \$15 billion. Sun Communities is the largest publicly traded owner of manufactured housing in the U.S. and the second-largest owner in the U.K., with a total of nearly 180,000 manufacturing housing and recreational vehicle sites.

In late July, Sun Communities reported (7/27/26) financial results for the second quarter of fiscal 2026. Occupancy at manufactured houses and recreational vehicle sites edged down from 98.1% in the prior year's quarter to 97.9%. Same-property net operating income grew 6.0% thanks to rent hikes and core funds from operations (FFO) per share grew 5%, from \$1.76 to \$1.84, despite higher interest expense. High interest rates increase the interest expense of the REIT while high mortgage rates reduce the demand for housing.

Sun Communities raised its already decent guidance for this year thanks to positive business trends. It now expects 4.9% growth of same-property net operating income in North America (vs. 4.7% growth in previous guidance) and raised its guidance for core FFO per share from \$6.87-\$7.07 to \$6.94-\$7.10. Accordingly, we have raised our forecast from \$6.97 to \$7.02. Sun Communities will sell its U.K. business in order to focus on its core business, namely manufactured housing and recreational vehicles communities in the U.S. The sale is expected to be completed by the end of this year.

Growth on a Per-Share Basis

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
FFO	\$3.22	\$3.95	\$4.48	\$4.75	\$5.09	\$6.51	\$7.35	\$7.10	\$6.81	\$6.68	\$7.02	\$8.96
DPS	\$2.60	\$2.68	\$2.84	\$3.00	\$3.16	\$3.32	\$3.52	\$3.72	\$3.76	\$4.06	\$4.48	\$5.04
Shares ²	66.3	76.7	82.0	88.9	97.5	115.1	122.9	123.5	129.7	123.0	120.0	120.0

Sun Communities benefits from highly favorable fundamentals, as there is steadily increasing demand for manufactured houses and recreational vehicle sites while there is very low supply of new units. The REIT has taken advantage of the strong supply-demand characteristics. It has raised the rental rates of manufactured houses and recreational vehicle sites by 4% and 5% per year on average, respectively, over the last decade. Thanks to its strong pricing power, the trust expects to raise rental rates by 5% at manufactured houses and 4% at recreational vehicle sites this year.

Sun Communities has grown its core FFO per share by 8.4% per year on average over the last decade and by 5.6% per year on average over the last five years. The REIT has stagnated in the last three years due to high interest rates, which have caused interest expense to more than double since 2021. However, we view this headwind as temporary, as the sale of the U.K. business will significantly reduce the debt of the REIT. We thus expect Sun Communities to grow its FFO per share by 5.0% per year on average beyond this year. If interest rates decrease materially from current levels in the upcoming years, the REIT may exceed our growth assumptions but we prefer to be on the safe side given the uncertainty over the time of interest rate reductions.

¹ Estimated date.

² 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/FFO	22.6	21.9	21.5	28.1	28.1	27.1	22.0	18.6	18.6	18.9	17.0	19.0
Avg. Yld.	3.6%	3.1%	3.0%	2.2%	2.2%	1.9%	2.2%	2.8%	3.0%	3.2%	3.8%	3.0%

Thanks to its reliable growth trajectory, Sun Communities has traded at price-to-FFO ratios above 20 for most of the past decade. The REIT is currently trading at a FFO multiple of 17.0, which is lower than the historical 10-year average of 22.7. As interest rates were almost zero for most of the past decade, the historical valuation is probably higher than the fair valuation of the REIT. We assume a fair price-to-FFO ratio of 19.0 for Sun Communities. If the stock trades at its fair valuation level in five years, it will enjoy a 2.3% annualized valuation gain in its returns.

Safety, Quality, Competitive Advantage, & Recession Resiliency

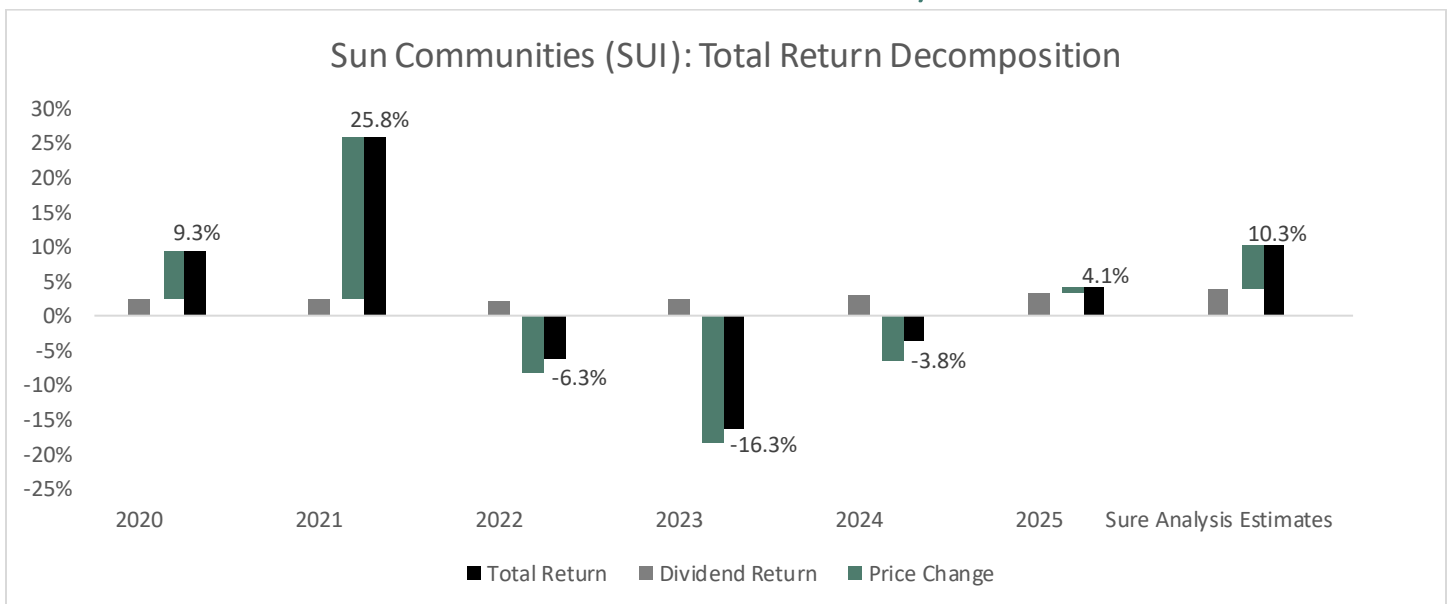
Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2031
Payout	81%	68%	63%	63%	62%	51%	48%	52%	55%	61%	64%	56%

Sun Communities has raised its dividend for 10 consecutive years and is offering a 3.8% yield, which is much lower than the 4.5% median dividend yield of the REIT sector. In addition, Sun Communities had a material debt load but the sale of the business of marinas drastically improved the leverage ratio (Net Debt to EBITDA), from 5.9 to 3.4, which is healthy for a REIT. Moreover, net debt is standing at \$4.9 billion, which is only 33% of the market cap of the stock, while the REIT has investment grade ratings from S&P (BBB) and Moody's (Baa3). In addition, the REIT proved resilient to the pandemic, as it kept growing its FFO per share and its dividend. Given also its reliable long-term growth trajectory, the REIT is not likely to cut its dividend in the absence of a severe downturn. Overall, the reliable growth trajectory of Sun Communities compensates for its modest dividend yield.

Final Thoughts & Recommendation

Sun Communities passes under the radar of most investors due to its low yield (for a REIT) but it has more promising growth prospects than most REITs. It is currently facing a downturn due to high interest rates but it is likely to recover strongly in the upcoming years. The stock can offer a 10.3% average annual return over the next five years thanks to 5.0% annual growth of FFO per share, its 3.8% dividend and a 2.3% valuation tailwind. It thus maintains its hold rating.

Total Return Breakdown by Year



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Income Statement Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Revenue	816	961	1,106	1,246	1,388	2,260	2,935	3,179	3,200	2,323
Gross Profit	460	542	613	699	774	1,151	1,415	1,491	1,499	738
Gross Margin	56.4%	56.3%	55.4%	56.1%	55.8%	50.9%	48.2%	46.9%	46.8%	31.8%
SG&A Exp.	64	84	81	93	110	181	257	270	295	---
D&A Exp.	219	258	276	315	373	509	576	641	491	508
Operating Profit	174	196	244	278	288	447	557	561	519	499
Op. Margin	21.4%	20.4%	22.1%	22.3%	20.7%	19.8%	19.0%	17.6%	16.2%	21.5%
Net Profit	26	72	107	162	132	380	242	(213)	89	(7)
Net Margin	3.2%	7.5%	9.7%	13.0%	9.5%	16.8%	8.2%	-6.7%	2.8%	-0.3%
Free Cash Flow	241	258	363	477	543	754	735	791	391	403
Provision For Tax	0	(0)	0	1	(1)	1	6	(8)	(35)	-49

Balance Sheet Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Total Assets	5,871	6,112	6,710	7,802	11,207	13,494	17,084	16,941	16,549	12,523
Inventories	8	10	62	35	77	66	73	29	130	636
Goodwill	22	30	49	62	47	51	203	206	890	111
Cash & Equivalents	100	86	59	67	734	802	1,420	1,103	64	143
Total Liabilities	3,509	3,448	3,543	3,899	5,579	6,764	9,196	9,768	9,357	5,194
Long-Term Debt	3,064	3,038	3,052	3,364	4,687	5,602	7,128	7,777	7,353	4,303
Shareholder's Equity	2,296	2,598	3,107	3,820	5,525	6,624	7,810	7,083	7,082	6,956
LTD/E Ratio	1.33	1.17	0.98	0.88	0.85	0.85	0.91	1.10	1.04	0.62

Profitability & Per Share Metrics

Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Return on Assets	0.5%	1.2%	1.7%	2.2%	1.4%	3.1%	1.6%	-1.3%	0.5%	0.0%
Return on Equity	1.3%	2.9%	3.7%	4.6%	2.8%	6.2%	3.3%	-2.8%	1.2%	-0.1%
ROIC	0.6%	1.3%	1.8%	2.4%	1.5%	3.4%	1.8%	-1.4%	0.6%	-0.1%
Shares Out.	66.3	76.7	82.0	88.9	97.5	115.1	122.9	123.5	127.2	124.9
Revenue/Share	12.30	12.53	13.48	14.02	14.24	19.64	23.88	25.68	25.16	18.59
FCF/Share	3.64	3.36	4.43	5.36	5.57	6.55	5.98	6.39	3.08	3.23

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

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