Summary: Healthcare Realty Trust May 13

Description: Abstract
Steady demand characteristics for medical office buildings A well-located portfolio with modestly improved occupancy Broad tenant diversity Drag from slow lease-up of previous speculative development that is beginning to ease Improved leverage metrics Low, but strengthening, fixed-charge coverage (FCC) metrics A largely unencumbered asset base An extended debt maturity schedule The stable outlook on Healthcare Realty Trust reflects our view that the company's portfolio will experience stable and steady long-term demand due to favorable demographic trends from an aging population. We also expect that coverage measures will continue to strengthen over the next year due to the recent refinancing of the 2014 notes with cheaper 2023 notes, additional contribution from accretive acquisitions, and improvement in occupancy of properties in stabilization....

Companies mentioned in this report are:
- Healthcare Realty Trust

Action: Review

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