Summary: Camden Property Trust Feb 14

Description: Abstract
Our 'BBB+' rating on Camden Property Trust is derived from: Our anchor of 'bbb+' based on "satisfactory" business risk and "modest" financial risk profile assessments for the company. Modifiers have no impact on the rating. Large, young apartment portfolio that is predominantly diversified across lower-barrier markets (in or around Sunbelt and Mid-Atlantic metropolitan cities), relative to similarly rated peers. Industry fundamentals remain positive (supported by job growth), but we expect rent growth to decelerate (from rising new supply and the single-family housing market rebound). Experienced developer with moderating pipeline that is temporarily dilutive to cash flow. One of the lowest leveraged balance sheets and strongest debt coverage measures among rated peers. Manageable capital needs, with leverage-neutral development projects and acquisitions...

Companies mentioned in this report are:
- Camden Property Trust

Action: Review

Standard and Poors RatingsXpress Credit Research provides in-depth coverage of international corporates, financial institutions, insurance companies, utilities, sovereigns and structured finance programs. RatingsXpress Credit Research lets users determine the credit rating of holdings and identify key factors underlying an issuer’s creditworthiness, distinguishes the different risk exposures for new and existing deals, and provides an understanding of how their analysts interpret key regulatory, political and environmental events and their economic impact.

This product consists of a Summary Analysis: Bi-annual (at least). An abbreviated analysis containing Standard & Poor’s issuer credit ratings as of the time the article was published. The analysis includes a rating rationale - the basis on which the rating was assigned - and an outlook section if the issuer is not on CreditWatch. Financial statistics are not included.

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