Summary: Healthcare Realty Trust Apr 14

Description:
Abstract
Our 'BBB-' rating on Healthcare Realty Trust is derived from: Our anchor of 'bbb-', based on "satisfactory" business risk profile and "intermediate" financial risk profile assessments for the company. Modifiers have no impact on the rating outcome. 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 continues 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 credit measures will continue to improve over the next year with FCC reaching the 2.6x to 2.7x range and the total coverage...

Companies mentioned in this report are:
- Healthcare Realty Trust

Action: Review

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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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