

Camden Property Trust (CPT)

Real Estate / REIT - Residential · New York Stock Exchange

Generated: 2026-Oct-18 · Market data through: 2026-10-16

LAST CLOSE \$98.59 2026-10-16	MARKET CAP \$9.9B VOLUME 0.9M	52-WK HIGH \$119.81 52-WK LOW \$95.30	TRAILING PE 32.6 P/S 6.30	GROSS MARGIN 22.3% NET MARGIN 20.7%	ROE 8% ROIC 3%	PIOTROSKI 6/9 ALTMAN Z 1.2	1-YR RETURN -2.2% 5-YR RETURN +14.8%
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Camden Property Trust, an S&P 400 listed entity, specializes in real estate, primarily through the ownership, operation, development, renovation, purchase, and building of multi-family residential complexes. Currently, Camden possesses stakes in and manages 167 properties housing 56,850 apartment units throughout the United States. With seven additional properties presently under construction, the company's total portfolio will expand to 174 properties offering 59,104 apartment homes. Camden has earned consistent recognition for its workplace culture, being named one of FORTUNE magazine's "100 Best Companies to Work For®" for 13 straight years, most recently achieving the #18 spot. Furthermore, in 2020, it secured the #25 position among large U.S. companies in the Glassdoor Employees' Choice Award.

SECTOR Real Estate INDUSTRY REIT - Residential EXCHANGE NYSE MARKET CAP \$9.9B EMPLOYEES 1,640 (SEC-filed) CEO Alexander J. K. Jessett IPO 1993-07-22
COUNTRY US
2800 Post Oak Boulevard, Houston, TX 77056 · Tel 713-354-2500 · camdenliving.com

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

50 / 100

Street mean **\$113.71** (13 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

ROUTINE SELLING — LOW SIGNAL

\$3M sold / 6 mo, zero open-market buys

2 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE
50
OF 100

Score Breakdown

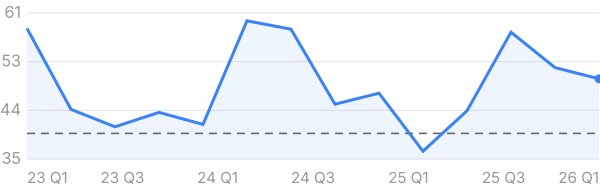
Profitability	23/100
Growth	57/100
Momentum	85/100
Quality	59/100
Earnings Quality	89/100
Balance Sheet	40/100
Value	54/100
Risk (safety)	30/100
Overall	49.6/100

Each component is a diagnostic reading on its own 0-100 scale. The overall score is computed separately from the underlying financials and is **not** the average of the rows above — components are not equally weighted and three of them (Momentum, Value, Risk) are derived partly from price rather than from the business.

Peer Comparison — IS Score

SYMBOL	IS SCORE
UDR	56
AMH	56
ELS	67
MAA	37
SUI	24
INVH	57
CPT	50

IS Score Trend — quarterly



14 quarters, 23 Q1 to 26 Q2. Peak 60 in 24 Q2, latest 50 — -10 since. Dropped below the 55 line in 26 Q1, at 52. Fell in 2 of the last 4 quarters. Dashed line marks 40 on the 0-100 scale.

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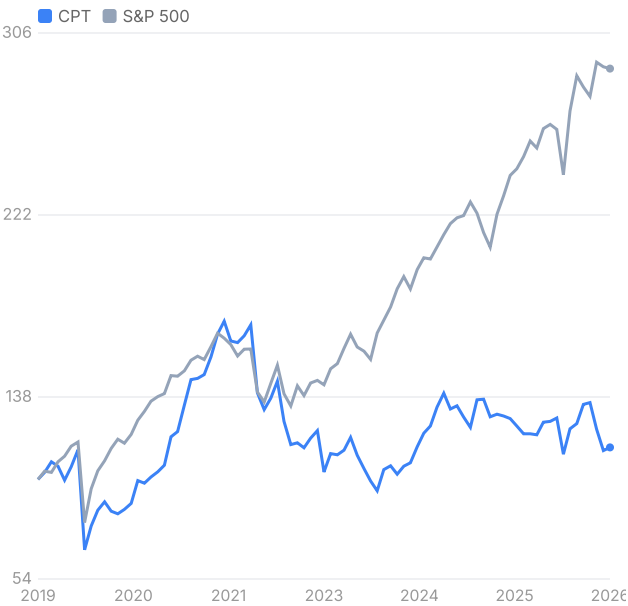
3 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · CPT -2.2% · S&P 500 +15.9% · spread -18.1pp



7 Years vs S&P 500 · CPT +14.8% · S&P 500 +189.9% · spread -175.1pp



Both charts indexed to 100 at the start of their window and drawn on a single shared scale, so the gap to the benchmark is the gap you see. Adjusted closes throughout.

4 TWO READINGS

business vs price

BUSINESS QUALITY

50 / 100

IS Score 49.6 / 100 · -10.2 from peak of 60

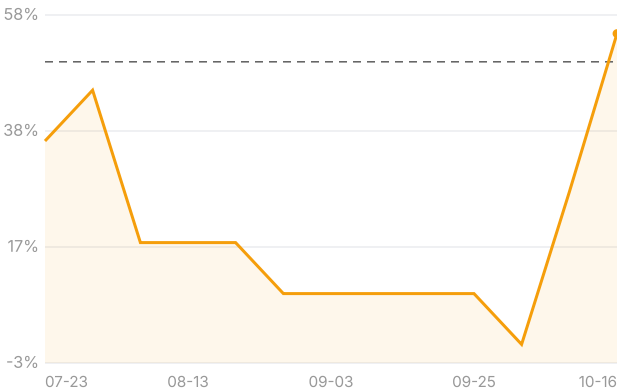


Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE

NEUTRAL

Technical Score 52 / 100 · Power +3 · 11 of 22 indicator votes bullish



Vote share across trend, momentum, volume, volatility and pattern families. Describes where the price is, not where it is going.

These two disagree — business quality 50, price structure 52 out of 100, so the price reads better than the business does. We publish the disagreement rather than resolving it: they answer different questions, and the gap between them is information, not an error.

5 WHAT WOULD CHANGE OUR MIND

falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 55 and holds two consecutive quarters	now 49.6	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 44 → 58 → 52 → 50	the direction matters more than the level
Technical vote share back above 50%	now 55%	price structure no longer broken
Institutional holder count rises two quarters running	peak 624 → now 578	fewer institutions willing to hold is our clearest warning

We publish these so the view can be shown to be wrong. If none of them move and our reading does, we owe you an explanation.

This page is InsiderStreet's own reading, produced from the data in the rest of this document. It is not a price target and not investment advice. Analyst consensus and street price targets appear later under their own heading and are the street's numbers, not ours.

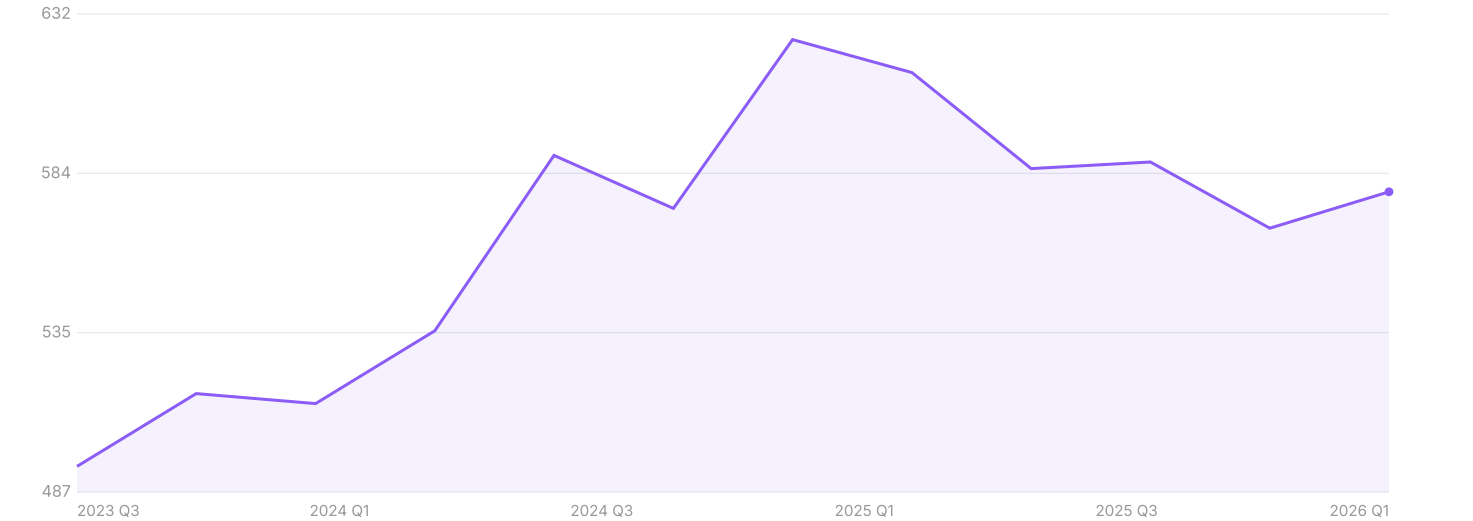
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6 SMART MONEY CONFLUENCE				EDGE · disclosure sources
SITE CONVERGENCE SCORE 2 of 4 top 13% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 0 buys none disclosed	INSIDER BUYS (180D) 0 none disclosed	
ETF FUNDS (30D) 555 up / 468 down net +87 funds	INSTITUTIONS ADDED (13F) 11 managers opening or increasing			

Congressional and insider figures are disclosed purchases in the trailing 180 days; ETF figures are COUNTS OF FUNDS whose holding changed in 30 days, not dollars. Coincidence of separate disclosures, not coordination. An absent source means nothing qualifying was disclosed in its window.

7 INSTITUTIONAL OWNERSHIP - 12-QUARTER TREND	13F · filed 45 days after quarter end
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Institutions holding — 12 quarters



Peak 624 · latest 578 (-46 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%	GUARD
2026 Q2	578	105.7M	\$12.0B	103.3%	ex-outlier 92.8%
2026 Q1	567	105.1M	\$10.1B	102.7%	ex-outlier 92.8%
2025 Q4	587	107.1M	\$11.6B	104.6%	
2025 Q3	585	101.0M	\$10.6B	98.7%	
2025 Q2	614	101.4M	\$11.3B	99.0%	
2025 Q1	624	104.7M	\$12.1B	102.3%	
2024 Q4	573	101.1M	\$11.5B	98.8%	
2024 Q3	589	100.7M	\$11.9B	98.4%	
2024 Q2	536	102.9M	\$11.0B	100.5%	
2024 Q1	514	103.6M	\$9.9B	101.2%	
2023 Q4	517	103.9M	\$10.1B	101.5%	
2023 Q3	495	105.0M	\$9.8B	102.5%	

How to read ownership above 100%. A 13F reports the positions a manager has investment discretion over, and where two or more managers share discretion over the same block, each one reports it. Summed across filers, the total can therefore exceed the shares actually outstanding without anything being wrong. We publish the figure as filed rather than netting it down, and flag separately any quarter where the arithmetic is not merely high but impossible.

Why 2026-06 reads 103.30%. Institutions cannot hold more of a company than exists. The reported 105.7M shares exceed the 102.3M outstanding, and a single filer accounts for the excess: **BlackRock, Inc.** reports 10,704,750 shares against 10,131,132 the prior quarter, a 1x jump, which alone would be 10.5% of the company. Excluding that filing, ownership is 92.8%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

Why 2026-03 reads 102.71%. Institutions cannot hold more of a company than exists. The reported 105.1M shares exceed the 102.3M outstanding, and a single filer accounts for the excess: **BlackRock, Inc.** reports 10,131,132 shares against 10,649,193 the prior quarter, a 1x jump, which alone would be 9.9% of the company. Excluding that filing, ownership is 92.8%. We publish both figures. 13F filings are due 45 days after quarter end and amendments keep arriving after that, so the newest quarter is provisional by construction - this is what an unsettled quarter looks like.

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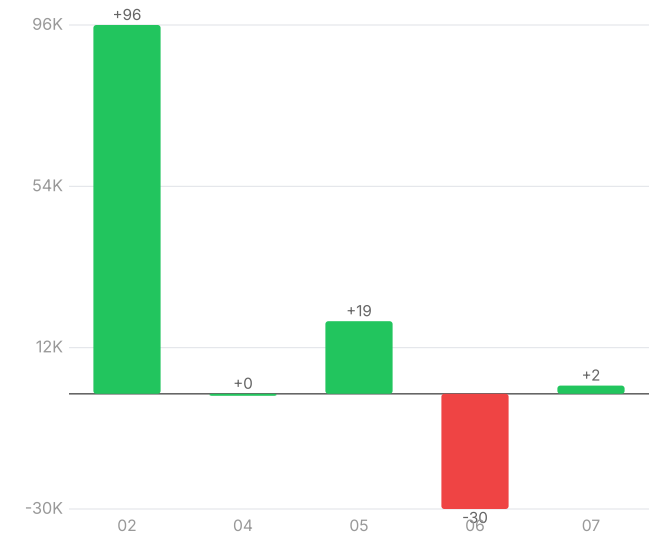
8 INSIDER ACTIVITY live Form 4 data

INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Necas Kevin J. Jr.	SVP - Chief Accounting Officer	2026-07-02	A-Award	2,133	—	4,131
Campo Richard J	director, Executive Chairman	2026-06-05	SELL	30,000	\$3.37M	297,437
Sevilla-Sacasa Frances Aldrich	director	2026-05-08	A-Award	2,507	—	24,388
Westbrook Kelvin R	director	2026-05-08	A-Award	2,507	—	31,492
Webster Steven A	director	2026-05-08	A-Award	1,350	—	120,170
Khator Renu	director	2026-05-08	A-Award	2,507	—	21,271
Ingraham Scott S	director	2026-05-08	A-Award	2,507	—	70,692
Gibson Mark	director	2026-05-08	A-Award	2,507	—	14,677

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	1	30,000	\$3.4M	Counted
P — Open-market purchases	0	0	\$0	Counted — none occurred

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL	OPEN-MARKET SELLS	OPEN-MARKET BUYS	CLUSTER
Routine Selling — Low Signal	\$3.4M 1 txns / 6 mo	\$0.0M 0 txns / 6 mo	None active 3+ insiders / 21 days

10 FORM 144 PLANNED-SALE PIPELINE live EDGAR data

FILED	FILER	SHARES REGISTERED	EST. PROCEEDS
2026-06-05	Richard Campo	30,000	\$3.4M
2026-02-18	Laurie Baker	2,168	\$0.2M
2025-05-06	Richard Campo	21,000	\$2.5M
2025-02-19	Laurie Baker	2,308	\$0.3M
Trailing 12 mo	2 filings	32,168	\$4M

11 13D / 13G STAKES COND

FILED	FORM	REPORTING PERSON	% OF CLASS	SHARES
2026-05-06	SCHEDULE 13G/A	Abigail P. Johnson	6.70%	7.0M sh
2026-04-29	SCHEDULE 13G	Vanguard Portfolio Management	8.43%	8.8M sh
2026-04-29	SCHEDULE 13G	Vanguard Capital Management	7.34%	7.7M sh
2026-03-26	SCHEDULE 13G/A	The Vanguard Group	—	exit/reporting change

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12 CONGRESSIONAL TRADING					EDGE · STOCK Act
MEMBER	CHAMBER	TRADE	SIZE BAND	TRADED	DISCLOSED
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-09-11	2026-10-09
Julie Johnson	House	SELL	\$1,001 - \$15,000	2025-04-01	2025-05-15
Julie Johnson	House	SELL	\$1,001 - \$15,000	2025-03-31	2025-05-15
HOUSE 12-MO 1 trades 0 purchases		SENATE 12-MO 0 trades None purchases		COVERAGE STOCK Act filings 30-45 day disclosure lag	

13 INSTITUTIONAL OWNERSHIP & 13F FLOW				live 13F data
13F FILERS (LAST COMPLETE Q) 567		13F SHARES 105M 102.7% of shares out		NEW / CLOSED 68 / 76 positions, QoQ
PUT/CALL (13F) 0.60 option positions		FREE FLOAT 100.1% 101M sh		INCREASED / REDUCED 166 / 246 positions, QoQ

2.8 · Largest Reporting 13F Managers

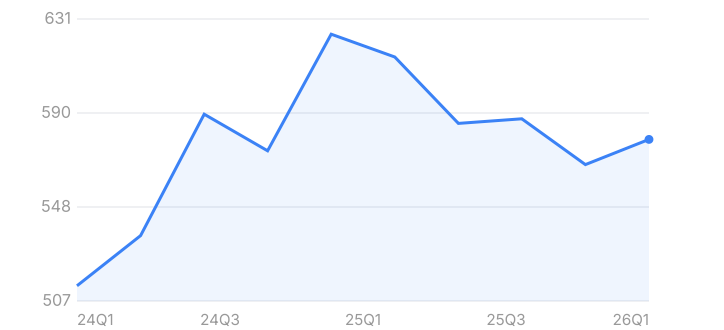
MANAGER	SHARES	VALUE
Reinhart Partners, Llc.	60,351	\$6M
Y-Intercept	57,369	\$6M
Wealth Enhancement Advisory Servic	31,325	\$3M
Gateway Investment Advisers Llc	30,065	\$3M
Czech National Bank	28,887	\$3M
Tt Capital Management Llc	23,456	\$2M

EDGAR 13F holdings as of 2026-09-30; filer values normalized to dollars.

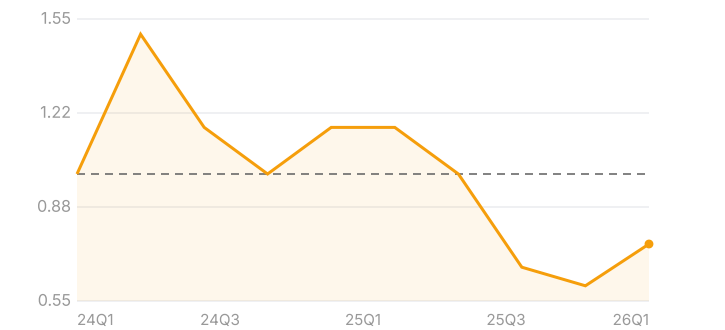
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VGSNX	0.5%	\$341M
VNQ	0.5%	\$341M
VGSLX	0.5%	\$341M
VITSX	0.0%	\$309M
VSMPX	0.0%	\$309M
VTI	0.0%	\$309M

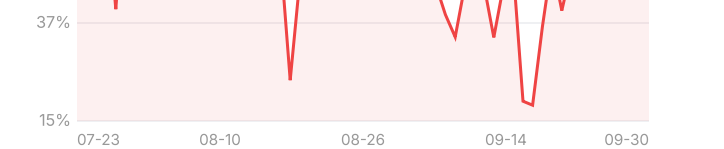
13F Filers Holding CPT — quarterly



Institutional Put/Call — quarterly



14 SHORT VOLUME — DAILY, 60 SESSIONS				EDGE · live FINRA feed
LATEST SESSION 49.4% 2026-10-15		20-DAY AVG 45.3% 50-day 47.9%		TREND Falling 20d vs 50d
				BY MARKET CENTER Q: 50% · N: 44% · B: 70% latest session

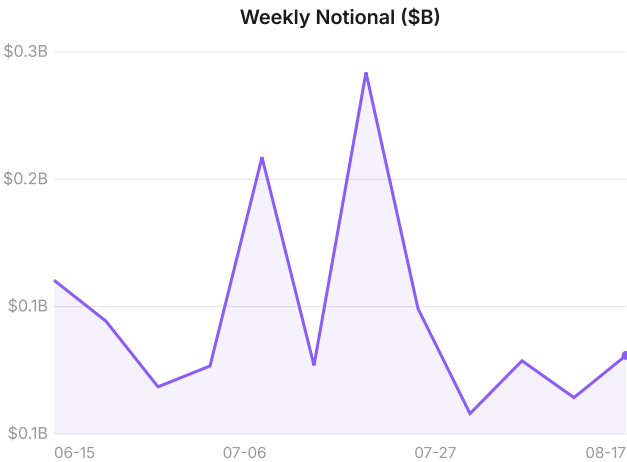


Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

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15 DARK POOL ACTIVITY

EDGE · live ATS data

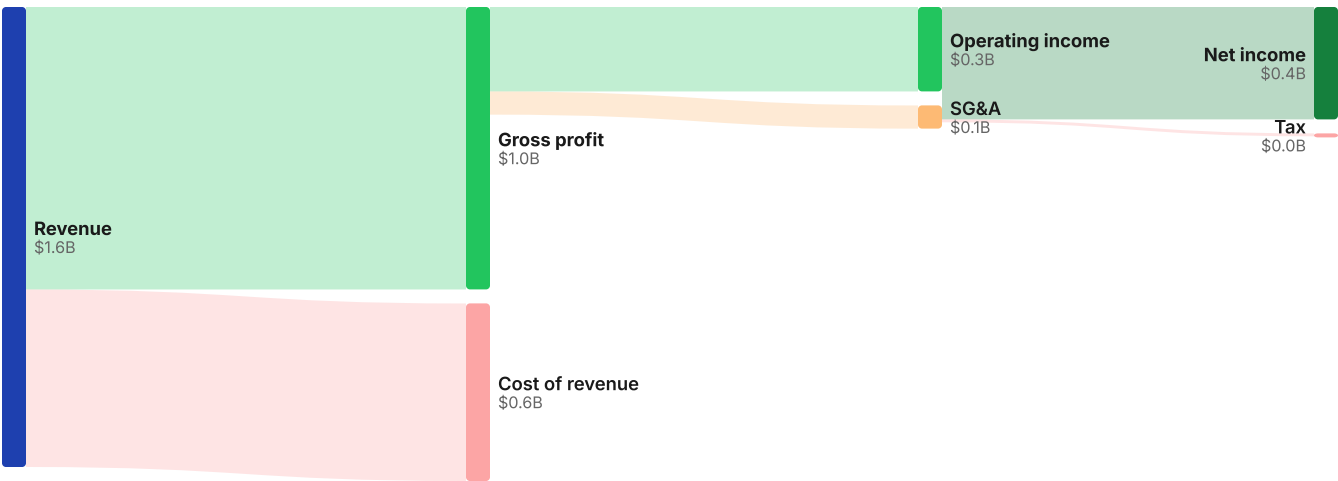


Where CPT Trades in the Dark

ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	1.3M	41 sh
Ubsa Ubs Ats	0.9M	50 sh
Ebxl Level Ats	0.7M	21 sh
Mstx Ms Trajectory Cross (Ats-1)	0.7M	34 sh
Sgmt Sigma X2	0.7M	36 sh
Mspl Ms Pool (Ats-4)	0.5M	158 sh

16 REVENUE FLOW — FY2025

live income data



Where a dollar of Camden Property Trust revenue goes. All values FY2025 filings, live. Product segmentation not yet parsed for this symbol — revenue shown unsegmented.

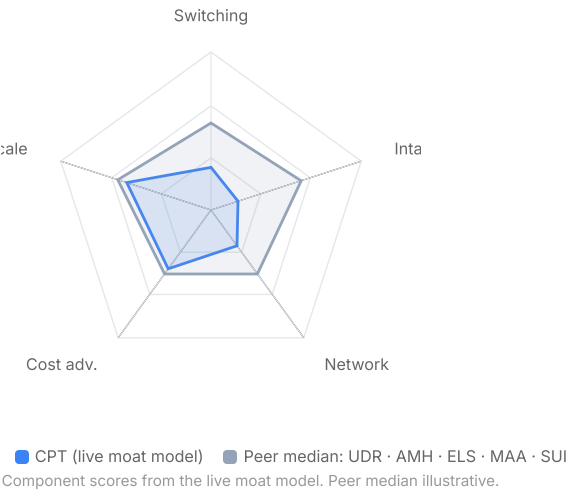
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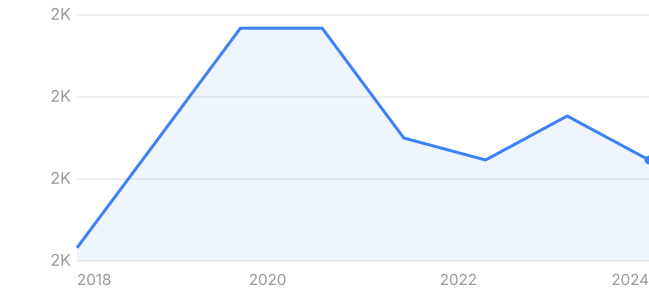
17 MOAT & COMPETITIVE POSITION

LIVE MODEL · 33/100 NONE

Moat score 33/100 — None; primary source Efficient Scale.



3.8 · Employees (SEC filings)



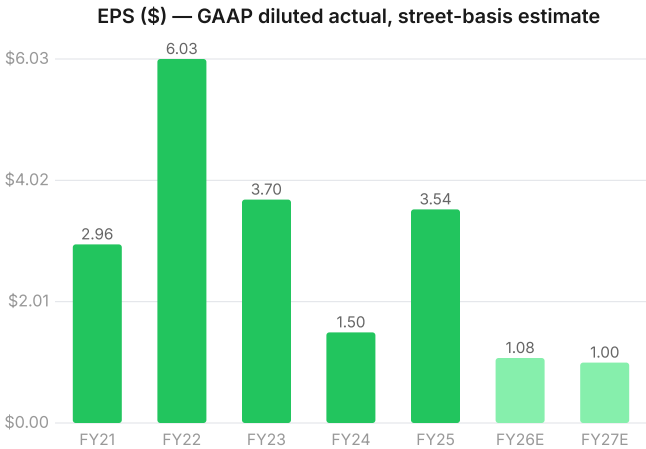
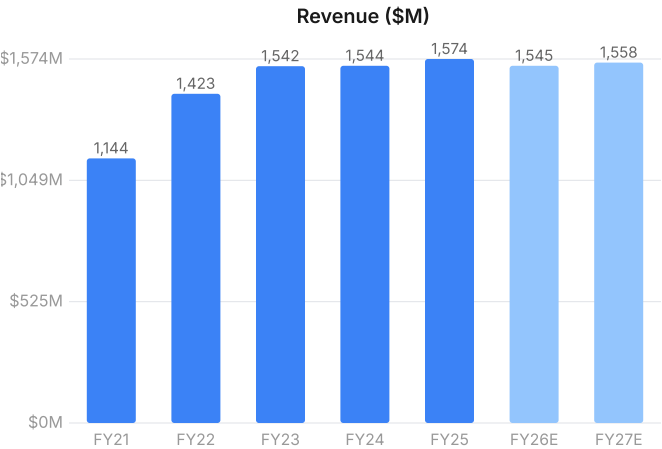
18 CORPORATE INFORMATION — KEY OFFICERS

1,640 employees

OFFICER	TITLE
D. Keith Oden	Executive Director of Trust Managers
Richard J. Campo	Executive Chairman of the Board
Alexander J. K. Jessett	Chief Executive Officer
Laurie A. Baker	President & COO

19 REVENUE & EPS — HISTORY AND ESTIMATES

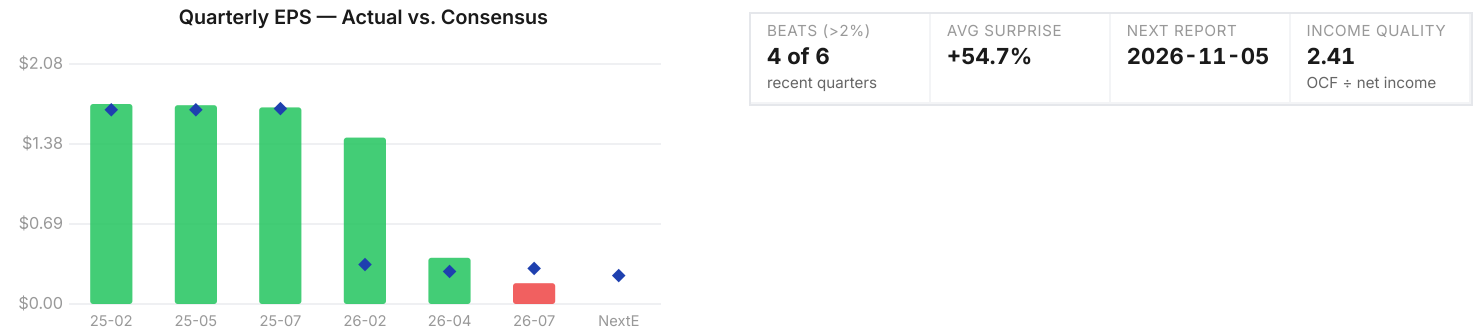
live consensus



Actual bars are GAAP diluted EPS from the filed income statement; the lighter forward bars are street-basis consensus. The two are different measures and are not comparable quarter to quarter.

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20 ESTIMATE VS. ACTUAL & SURPRISES live data



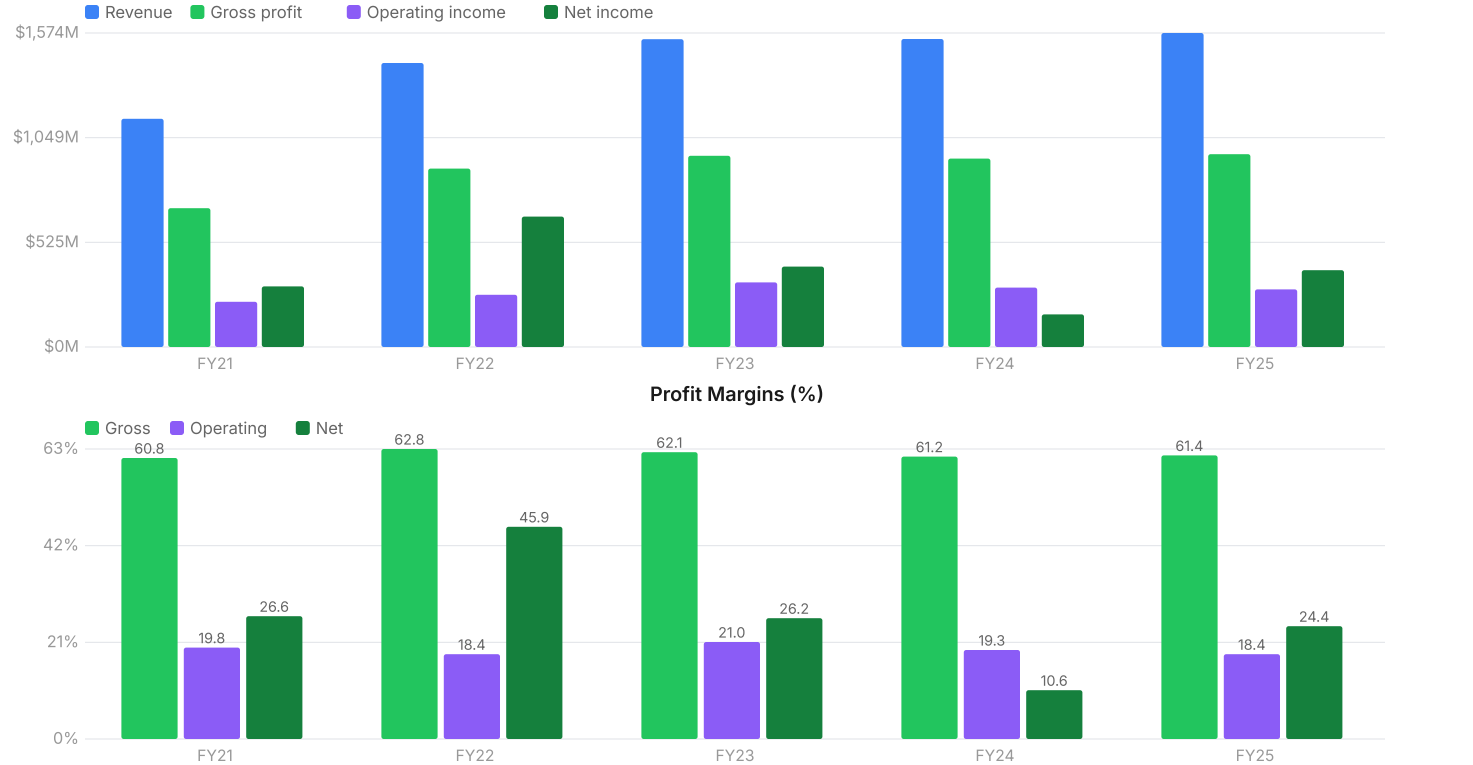
21 REPORTED VS. CONSENSUS — FULL HISTORY 0 quarters · live data

BEAT RATE —% 0 of 0 quarters	CURRENT STREAK 0 longest 0	AVG EPS SURPRISE —% median —%	SURPRISE TREND — last 4 vs prior 4
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PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE
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Announcement dates to . Consensus as it stood at each report. Revenue surprise shown where both estimate and actual are filed. A beat record is history, not a forecast.

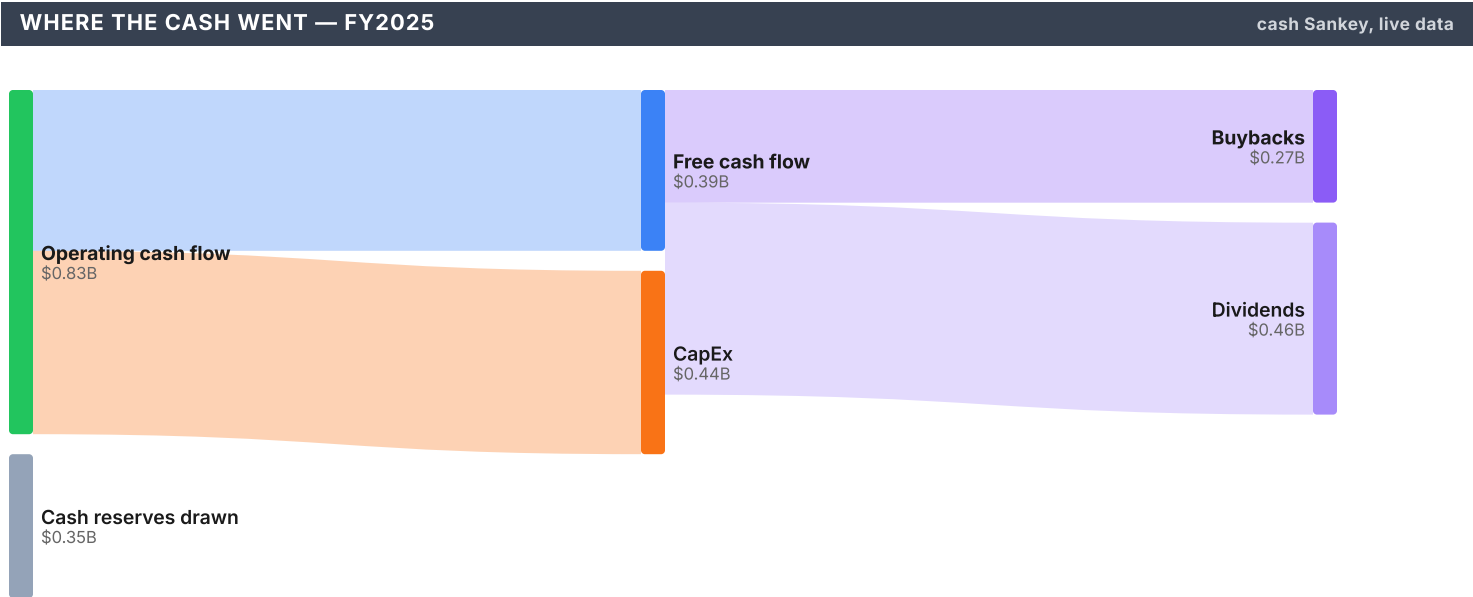
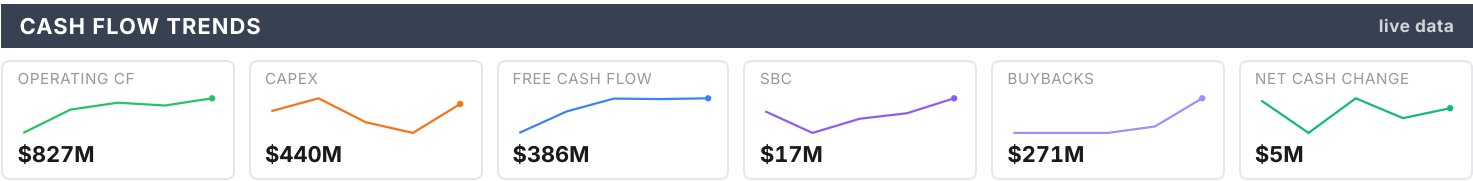
INCOME TRENDS — 5 YEAR live financials



YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+9.6%	+24.4%	+8.4%	+0.1%	+1.9%
Gross profit	+12.1%	+28.4%	+7.2%	-1.4%	+2.3%
Operating income	+7.3%	+15.5%	+23.9%	-8.2%	-2.8%
Net income	+145.3%	+115.1%	-38.3%	-59.5%	+135.4%

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22 INCOME STATEMENT — FULL						live financials
\$M · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	1,144	1,423	1,542	1,544	1,574	
Cost of revenue	448	529	584	599	607	
Gross profit	696	894	958	945	966	
R&D expense	0	0	0	0	0	
SG&A expense	59	60	63	72	79	
Operating income	226	261	324	297	289	
EBITDA	832	840	1,122	886	1,148	
D&A	421	577	575	582	611	
Pretax income	314	664	414	174	399	
Income tax	2	3	4	3	4	
Net income	304	654	403	163	384	
Diluted EPS (\$)	2.96	6.03	3.70	1.50	3.54	
Diluted shares (M)	103	108	109	109	108	



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Balance Sheet — Full

\$M	FY22	FY23	FY24	FY25	
Cash & equivalents	10.7	259.7	21.0	25.2	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	13.4	11.9	9.0	8.9	
Total current assets	30.8	280.0	41.2	46.1	
PP&E (net)	6.0	8,591.1	0.0	0.0	
Goodwill + intangibles	-9,327.9	0.0	0.0	0.0	
Total assets	9,327.9	9,383.7	8,852.1	9,043.0	
Accounts payable	211.4	222.6	215.2	248.1	
Short-term debt	42.0	536.6	0.0	0.0	
Deferred revenue	-246.6	0.0	0.0	0.0	
Total current liabilities	410.5	969.4	407.3	455.4	
Long-term debt	3,638.9	3,178.8	3,485.6	3,900.8	
Total liabilities	4,271.0	4,332.0	4,105.0	4,604.7	
Shareholders' equity	5,056.9	5,051.8	4,747.2	4,438.3	

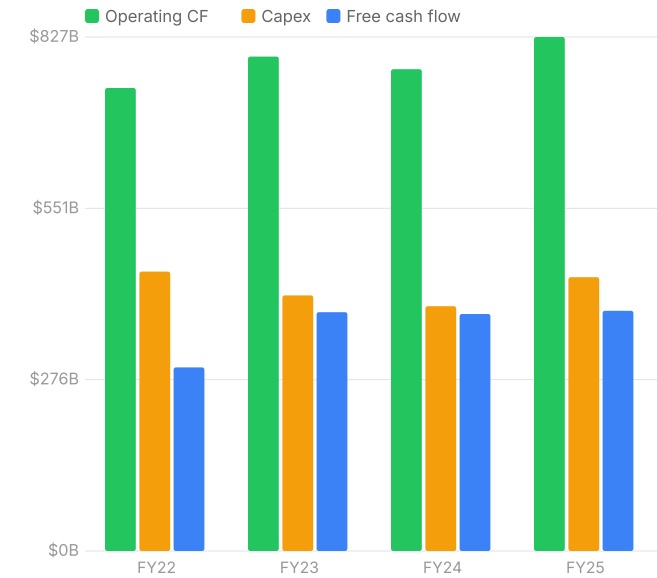
Cash Flow Statement — Full

\$M	FY22	FY23	FY24	FY25	
Net income	661.5	410.6	170.8	394.9	
D&A	577.0	574.8	582.0	611.0	
Stock-based compensation	12.8	14.5	15.2	17.0	
Working capital change	3.9	18.0	8.8	51.7	
Operating cash flow	744.7	794.9	774.9	826.6	
Capital expenditures	(449.4)	(410.9)	(393.7)	(440.4)	
Investing cash flow	(1,456.2)	(127.1)	(285.2)	(499.5)	
Buybacks	0.0	0.0	(50.0)	(270.7)	
Dividends paid	(396.8)	(434.9)	(451.0)	(460.9)	
Debt issuance / (repay)	(8.0)	18.5	(226.0)	410.1	
Financing cash flow	109.9	(417.2)	(725.5)	(322.0)	
Free cash flow	295.3	384.0	381.1	386.2	

Balance Sheet Structure (\$B)



Cash Generation vs Capex (\$B)



Left: what the balance sheet is made of — the gap between the assets bar and the liabilities bar is book equity. Right: whether the capex bar is covered by the operating-cash bar; where it is not, the difference was funded externally and free cash flow goes negative.

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23 EXPANDED RATIO ANALYSIS (I)							live ratio engine · profitability · valuation
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	7.9%	14.2%	8.1%	3.4%	8.5%	8%	
ROA	4.0%	7.5%	4.3%	1.8%	4.3%	3.4%	
ROIC	3.3%	3.0%	3.8%	3.6%	3.5%	2.9%	
Gross margin	60.8%	62.8%	62.1%	61.2%	61.4%	22.3%	
Operating margin	19.8%	18.4%	21.0%	19.3%	18.4%	17.8%	
Net margin	26.6%	45.9%	26.2%	10.6%	24.4%	20.7%	
EBITDA margin	72.8%	59.0%	72.8%	57.4%	73.0%	70.3%	
FCF margin	13.0%	20.8%	24.9%	24.7%	52.5%	—	
VALUATION							
P/E	53.82	16.57	25.19	74.26	31.10	32.6	
P/B	3.89	2.17	2.04	2.59	2.74	2.7	
P/S	14.28	7.60	6.59	7.85	7.60	6.30	
P/FCF	109.76	36.64	26.46	31.81	14.48	14.9	
EV/EBITDA	22.69	10.69	12.13	17.60	13.79	13.3	
EV/Revenue	16.51	10.18	8.83	10.10	10.06	9.4	
Earnings yield	1.9%	6.0%	4.0%	1.3%	3.2%	3.23%	
FCF yield	0.9%	2.7%	3.8%	3.1%	6.9%	6.72%	
EXPANDED RATIO ANALYSIS (II)							leverage · solvency
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	1.84	0.08	0.29	0.10	0.10	45.10	
Quick ratio	1.84	0.08	0.29	0.10	0.10	45.10	
Debt / equity	0.76	0.74	0.75	0.75	0.89	1.28	
Debt / assets	39.7%	39.5%	39.6%	39.4%	43.1%	51.3%	
Net debt / EBITDA	3.07	2.71	3.08	3.91	3.38	4.35	
Interest coverage	4.23	6.86	4.11	2.34	3.89	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.15	0.16	0.16	0.17	0.18	0.17	
Receivables turnover	58.91	88.84	122.05	147.76	176.06	195.3	
DSO (days)	6	4	3	2	2	2	
DPO (days)	150	139	136	133	139	74	
Cash conversion cycle	-143	-135	-133	-131	-137	-72	
GROWTH (YoY)							
Revenue growth	9.6%	24.4%	8.4%	0.1%	1.9%	—	
Net income growth	145.3%	115.2%	-38.2%	-59.5%	135.4%	—	
EPS growth	131.5%	109.2%	-39.2%	-58.8%	135.2%	—	
FCF growth	61.6%	98.5%	30.1%	-0.7%	116.6%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	2.88	6.02	3.66	1.50	3.54	3.19	
Book value / share	39.81	45.97	45.15	43.08	40.16	37.90	
Revenue / share	10.85	13.12	13.98	14.23	14.49	15.37	
FCF / share	1.41	2.72	3.48	3.51	7.60	6.51	
Cash / share	5.82	0.10	2.35	0.19	0.23	0.44	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.0%	0.0%	0.4%	2.3%	6.00%	
Altman Z-Score	2.85	1.81	1.58	1.87	1.72	1.2	
Piotroski F-Score	8	7	5	6	7	6/9	
Beneish M-Score	-2.69	-2.61	-3.13	3.88	-2.73	-5.11	

24 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	6 / 9	Middling		
Altman Z-Score	1.2	Distress (<1.81)	Distress	
Income quality	2.41	Cash-backed	OCF ÷ net income	
Beneish M-Score	-5.11	Non-manipulator	vs -2.22 threshold	

25 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		0.96	Revenue stability	0.75
Interest burden		0.70	Earnings stability	0.03
Operating margin		31.0%	Earnings persistence	0.50
Asset turnover		0.17×	Revenue CAGR 3y	1.3%
Financial leverage		2.21×	EPS CAGR 3y	18.7%
= ROE		8%	FCF CAGR 3y	19.9%

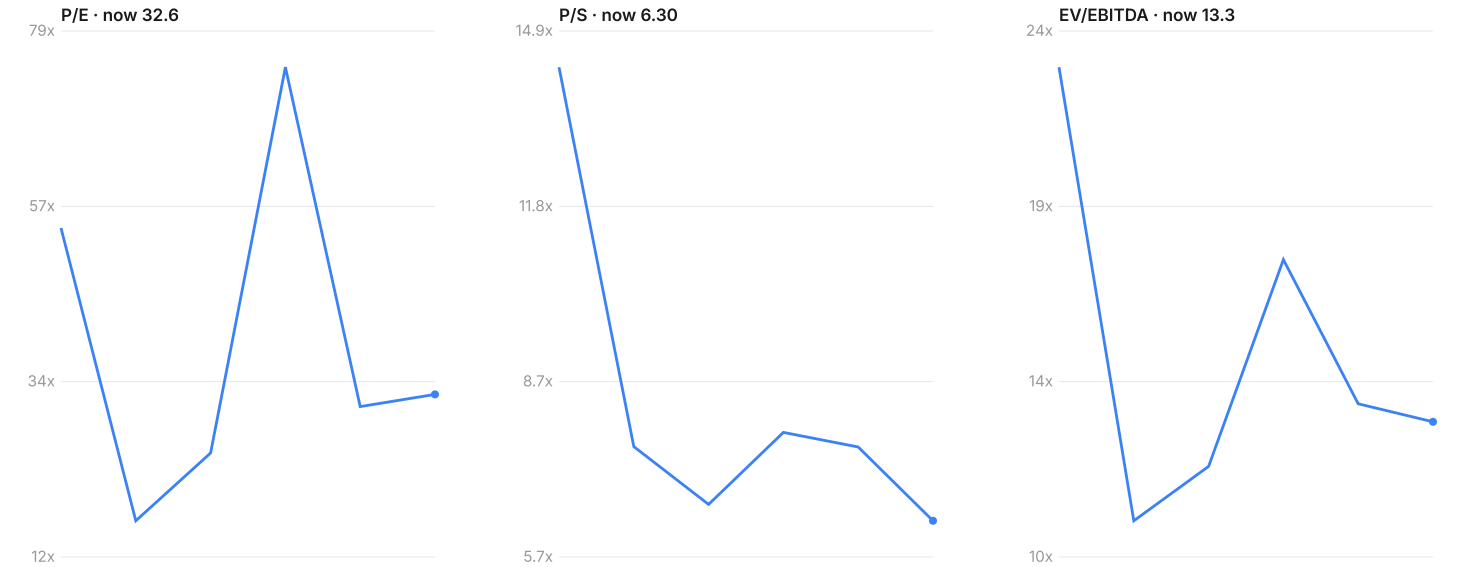
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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 6.00%	DIVIDEND YIELD 4.29%	TOTAL SHAREHOLDER RETURN 10.89% cash yield	SBC / REVENUE 1.1% dilution pressure
-------------------------------	--------------------------------	---	---

26 MULTIPLE HISTORY — FY SNAPSHOTS + TTM live ratio engine



27 PEER COMPARISON live peer engine

COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
UDR	\$11.0B	21.7	17%	16.2%	+1.5%	7/9	-4.7%
AMH	\$11.2B	24.8	7%	24.9%	+4.5%	8/9	-3.2%
ELS	\$11.9B	30.6	23%	24.2%	+9.6%	7/9	+1.9%
MAA	\$13.5B	34.1	7%	21.9%	+0.8%	7/9	-11.3%
SUI	\$14.4B	-16.7	-13%	—	-20.0%	4/9	—
INVH	\$16.0B	24.8	7%	29.3%	+6.7%	7/9	—
ESS	\$17.3B	41.9	8%	12.8%	+4.7%	4/9	—
EQR	\$23.9B	27.6	8%	14.5%	+3.0%	6/9	—

1-yr returns computed from adjusted price history; peers without a tracked series show —.

28 ANALYST CONSENSUS & ESTIMATES live consensus

Hold

41 Analysts



MEAN TARGET (QTR) \$113.71 13 targets	TARGET VS. PRICE +15.3% last-quarter mean	NEXT REPORT 2026-11-05 street \$0.25
--	--	---

CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$1.54B	\$1.56B / \$1.51B	\$1.08	\$1.08 / \$1.07	4
FY2027	\$1.56B	\$1.60B / \$1.52B	\$1.00	\$1.01 / \$0.99	4
FY2028	\$1.63B	\$1.71B / \$1.59B	\$1.19	\$1.52 / \$0.96	5

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29 STREET TARGETS & THIRD-PARTY RATING live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$108.25	+9.8%	4
Last Quarter	\$113.71	+15.3%	13
Last Year	\$112.50	+14.1%	41
All Time	\$126.42	+28.2%	97

Rolling mean of published targets vs. last close \$98.59. Aggregated from StreetInsider, Benzinga.

Third-Party Composite Rating

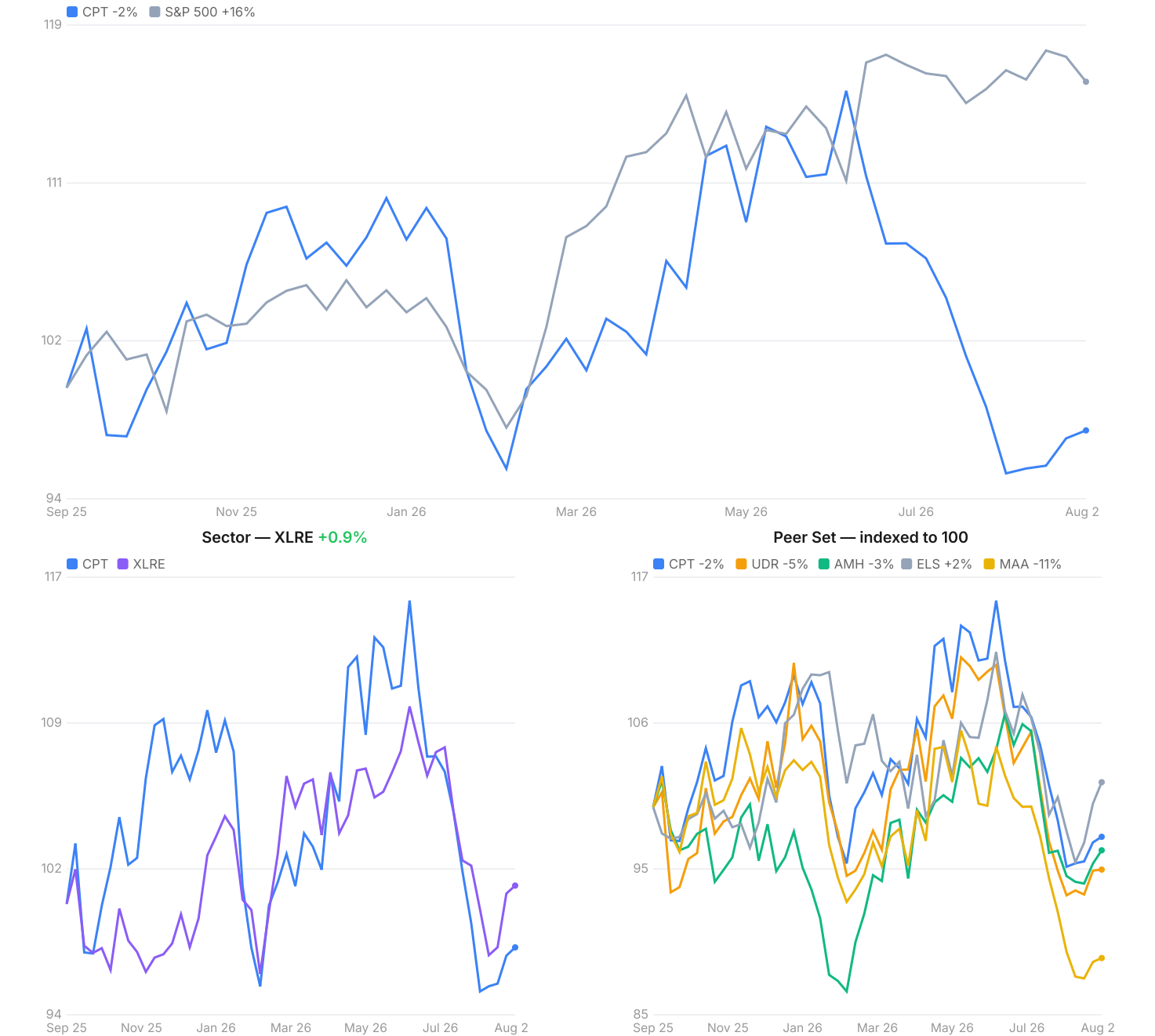
B

DCF3/5ROE4/5ROA3/5DEBT/EQ3/5P/E2/5P/B2/5

Independent quant composite as of 2026-10-16; components scored 1-5 (5 best). Shown for contrast with the InsiderStreet Score — methodologies differ.

30 PRICE PERFORMANCE — INDEXED, 12 MO live prices · benchmark + sector + peer set

CPT -2.2% vs S&P 500 +15.9% — spread -18.1pp



All series indexed to 100 at the start of the window, adjusted closes.

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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON

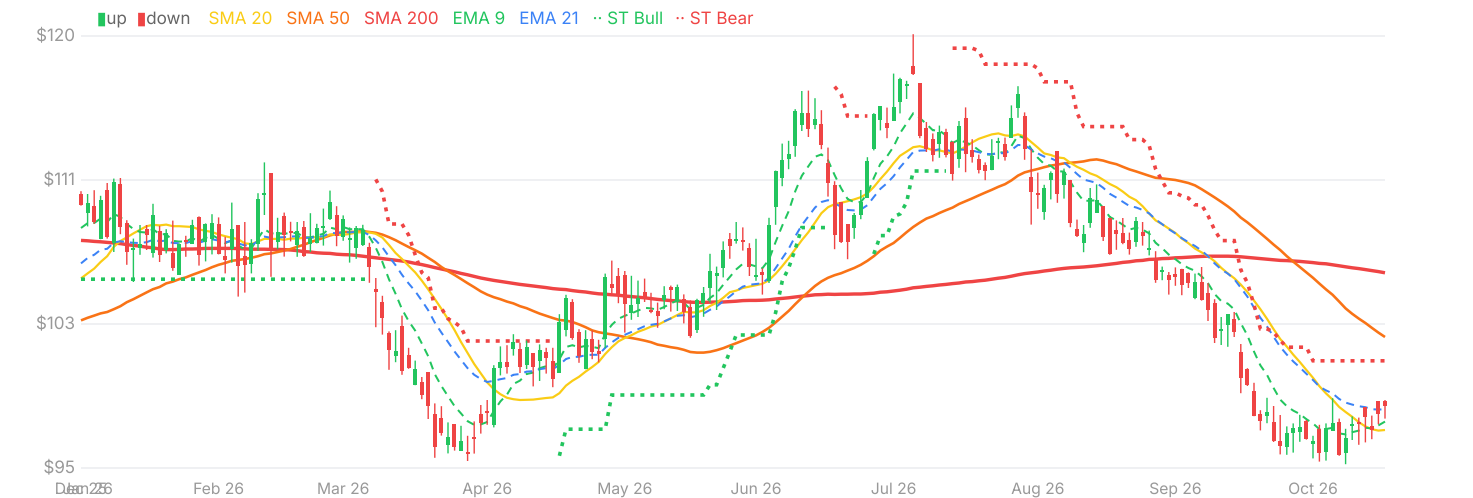
site chart, print edition



Candlesticks with SMA 20/50 overlay, Bollinger (20,2σ) band, volume, and Wilder RSI(14) — computed from live daily OHLCV.

MOVING AVERAGE RIBBON & TREND

site technicals-tab chart, live indicator history



MOVING AVERAGE	VALUE	DISTANCE	% DISTANCE	SIGNAL
SMA 20	\$97.25	+1.34	+1.38%	Above
SMA 50	\$102.55	-3.96	-3.86%	Below
SMA 200	\$106.21	-7.62	-7.17%	Below
EMA 9	\$97.73	+0.86	+0.88%	Above
EMA 21	\$98.43	+0.16	+0.16%	Above
EMA 50	\$101.66	-3.07	-3.02%	Below
EMA 200	\$105.66	-7.07	-6.69%	Below

Series and readings from the nightly technical-indicator history — identical data to the site's ribbon chart. Supertrend segments colored by direction.

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31 TECHNICAL POWER SCORE

EDGE · site engine · 52/100 composite

TECHNICAL VERDICT

NEUTRAL

Power Score +3

11 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%

Momentum 25%

Volume 20%

Volatility 10%

Patterns 15%

30

64

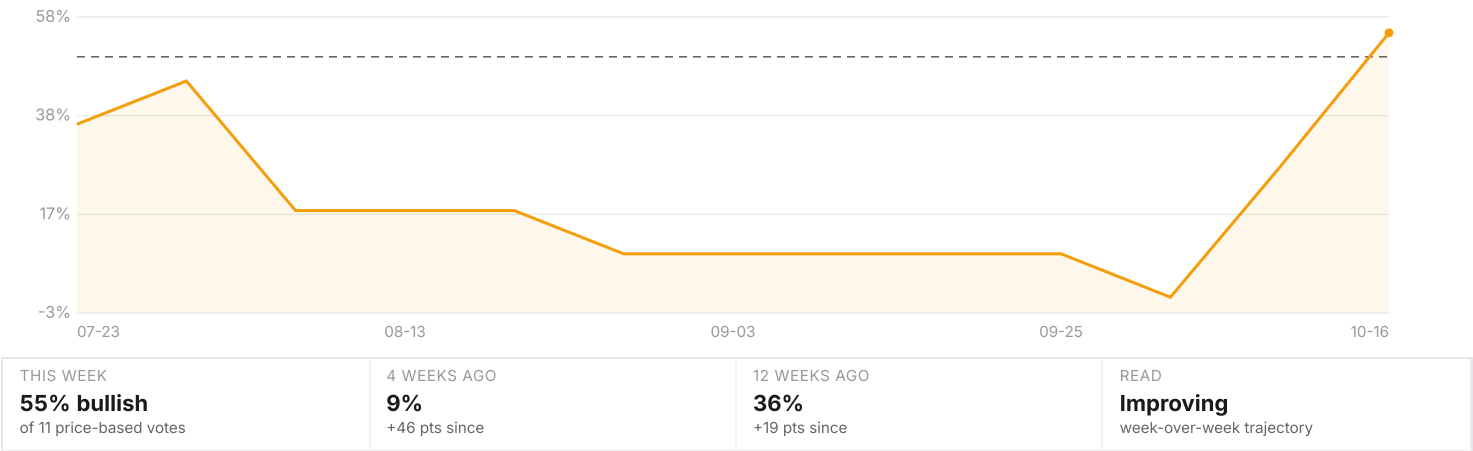
62

50

62

NEUTRAL — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



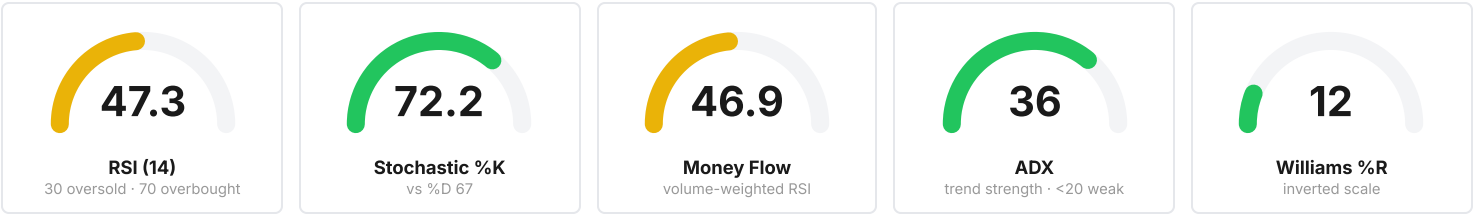
INDICATOR VOTE GRID

11 bull / 11 bear

● Price vs SMA 20	\$97.25	● Price vs SMA 50	\$102.55	● Price vs SMA 200	\$106.21
● EMA 9/21 Cross	97.7/98.4	● SMA 50/200	Death	● ADX Direction	ADX 36
● Supertrend	\$101	● Parabolic SAR	\$95	● SMA Slope	0.030
● RSI	47.3	● Stochastic K/D	72/67	● StochRSI K/D	94/94
● Williams %R	-12	● CCI	154	● TSI vs Signal	-23.6
● CMO	-5.3	● ROC	2.76%	● OBV Signal	Accum
● Chaikin MF	-0.040	● MFI	47	● Force Index	0M
● Elder Ray Bull	0.53				

INDICATOR GAUGES

site technicals-tab style



32 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$98.22 / \$98.87 / \$99.54	S1 / S2	\$97.55 / \$96.90
Bollinger (20,2)	\$95.77 – \$98.72	Squeeze	ON
52-wk range	\$95.30 – \$119.81	Off 52-wk high	-17.7%
ATR (14)	\$1.68 (1.7%)	Historical vol	13.7%

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33

SEASONALITY — 20-YEAR AVERAGES

live model · win rates shown

+1.4%	-1.9%	+2.3%	+3.7%	+1.0%	-0.1%	+2.1%	+1.1%	-1.1%	-0.4%	+0.0%	+3.9%
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
60%	45%	67%	65%	70%	55%	75%	55%	40%	50%	50%	60%

Sample: 20 years — treat short histories as suggestive, not statistical.

34

RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	CPT	S&P 500
Weekly volatility (σ , 1y)	2.71%	1.83%
Best / worst week (1y)	+6.5% / -6.4%	—
Max drawdown (5y, monthly)	-45.3%	—
1-week VaR (95%)	-4.4%	—
Beta (5y)	0.78	1.00

35

EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

CPT EQUITY WEATHER (LIVE)

CLOUDY · -13

Trend

Momentum

Volume

Volatility

Breadth

-47

+19

+27

-30

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

DOW THEORY

SPY / QQQ TSI

SECTOR STRENGTH

19.99

Confirmed Bearish

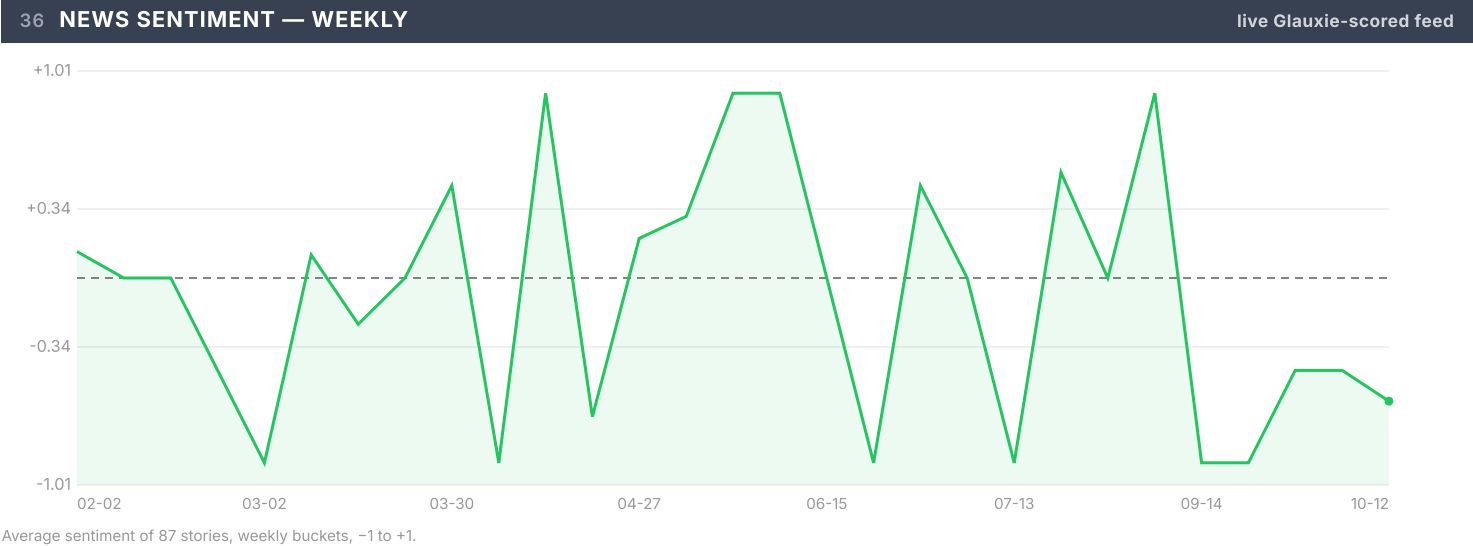
7.2 / 4.7

46/100

Normal

trend strength

breadth average



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37 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Cloudy

OVERALL -13.3 +13.2 vs industry	TREND -46.8 -4.3 vs industry	MOMENTUM +19.4 +23.0 vs industry	VOLUME +26.8 +61.4 vs industry
--	---	---	---

READING	CPT	REIT - RESIDENTIAL N=75	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-13.3	-26.5	-28.0	-20.5
Trend	-46.8	-42.5	-37.3	-21.3
Momentum	+19.4	-3.5	-17.0	-15.8
Volume	+26.8	-34.6	-26.6	-3.8

Trend, momentum and volume are computed per company. Volatility and breadth are market-regime values shared by every symbol in the universe, so they are reported once under Market Regime rather than compared here - a company cannot differ from its sector on a constant.

38 EXECUTIVE COMPENSATION

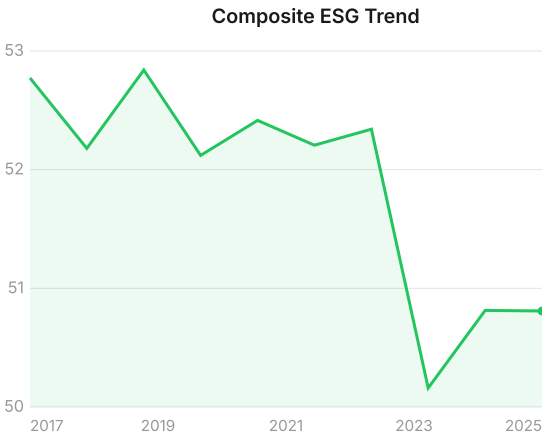
live proxy data · FY2025

EXECUTIVE	TOTAL COMP	STRUCTURE
Richard J. Campo Executive Chairman of the B	\$8.3M	91% equity+incentive
D. Keith Oden Executive Vice Chairman of the	\$8.3M	91% equity+incentive
Alexander J. Jessett Chief Executive Officer	\$5.2M	87% equity+incentive
Laurie A. Baker President and Chief Operatin	\$3.9M	85% equity+incentive

39 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	49
Social	49
Governance	55
Composite ESG	51



40 8-K MATERIAL EVENTS

live EDGAR feed

FILED	8-K CONTENTS	ITEMS
2026-08-31	Material Agreement; Officer/Director Change	1.01,5.02
2026-08-03	Officer/Director Change	5.02
2026-07-30	Earnings Release; Exhibits	2.02,9.01
2026-06-11	Officer/Director Change	5.02
2026-05-08	Shareholder Vote; Exhibits	5.07,9.01
2026-04-30	Material Agreement; Exhibits	1.01,9.01
2026-04-30	Earnings Release; Exhibits	2.02,9.01
2026-04-09	Material Agreement; Regulation FD	1.01,7.01

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41 METHODOLOGY

Methodology. Every figure originates in InsiderStreet's production data layer and is computed deterministically by the same engines that power insiderstreet.ai. This factsheet contains no model-written text. Sections without underlying data are omitted rather than estimated.

42 DISCLOSURES

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43 DATA PROVENANCE FOR THIS REPORT sources · coverage · method

DATA DOMAIN	SOURCE	COVERAGE FOR THIS REPORT
Price & volume	market_db.historical_prices	52 rows
Fundamentals	income_statements_annual	6 rows · 2020 to 2025
Reported vs consensus	fact/earnings_calendar	24 rows · 2020-10-29 to 2026-07-30
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	113 rows · 1998 to 2026
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-02-25 to 2026-07-02
Proposed sales (Form 144)	edgar/form144	1 record
Beneficial ownership (13D/G)	edgar/13dg	4 rows · 2026-03-26 to 2026-05-06
Short-sale volume (FINRA)	edgar/short_volume_daily	60 rows · 2026-07-23 to 2026-10-15
Dark pool (ATS, tier 1)	edgar/darkpool_weekly	12 rows · 2026-06-15 to 2026-08-31
ETF & fund holding	etf_holdings_changelog (30d)	1 record
Peer set	stock_peers_dynamic	8 rows
Industry medians	industry_medians	1 record
Congressional trades	congress_db (House + Senate)	1 record
ESG	fact/esg_disclosures	1 record

Method. Every figure in this factsheet is looked up from a named field computed in code. It contains no model-written text.

Not covered. Short interest as a percent of float and days-to-cover are not in this data set — the short-sale figures above are FINRA volume, a flow, and cannot support squeeze or covering analysis. Options positioning and intraday data are also absent. 13F ownership is filed 45 days after quarter end and congressional trades are disclosed on a lag, so both describe a past position, not a current one.