

Invitation Homes Inc. (INVH)

Real Estate / REIT - Residential · New York Stock Exchange

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

LAST CLOSE \$27.07 2026-10-16	MARKET CAP \$16.0B VOLUME 4.5M	52-WK HIGH \$30.89 52-WK LOW \$24.25	TRAILING PE 24.8 P/S 5.60	GROSS MARGIN 44.4% NET MARGIN 23.1%	ROE 7% ROIC 5%	PIOTROSKI 7/9 ALTMAN Z 1.3	1-YR RETURN -4.9% 5-YR RETURN +12.6%
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Invitation Homes Inc., an S&P 500 company, is the nation's premier single-family home leasing and management company, helping to expand housing through new development and strategic partnerships. Their purpose, Unlock the Power of Home, reflects their commitment to address America's housing needs by delivering high-quality living solutions and genuine care to those who choose the flexibility and value of leasing. Invitation Homes Inc. was incorporated in 6th June 2012 and is based in Dallas, United States.

SECTOR Real Estate INDUSTRY REIT - Residential EXCHANGE NYSE MARKET CAP \$16.0B EMPLOYEES 1,725 (SEC-filed) CEO Dallas Tanner IPO 2017-02-01

COUNTRY US

5420 LBJ Freeway, Dallas, TX 75240 · Tel 972 421 3600 · [invitationhomes.com](https://www.invitationhomes.com)

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

57 / 100

Street mean \$31.83 (6 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

COMP-PLAN ACTIVITY ONLY

exercises and tax withholding only

2 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE
57
OF 100

Score Breakdown

Profitability	61/100
Growth	59/100
Momentum	87/100
Quality	77/100
Earnings Quality	91/100
Balance Sheet	41/100
Value	60/100
Risk (safety)	30/100
Overall	57.4/100

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
ESS	41
SUI	24
MAA	37
ELS	67
AMH	56
UDR	56
INVH	57

IS Score Trend — quarterly



14 quarters, 23 Q1 to 26 Q2. Peak 59 in 25 Q3, latest 57 — -2 since. 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 · INVH -4.9% · S&P 500 +15.9% · spread -20.7pp



7 Years vs S&P 500 · INVH +12.6% · S&P 500 +189.9% · spread -177.3pp



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

57 / 100

IS Score 57.4 / 100 · -1.9 from peak of 59

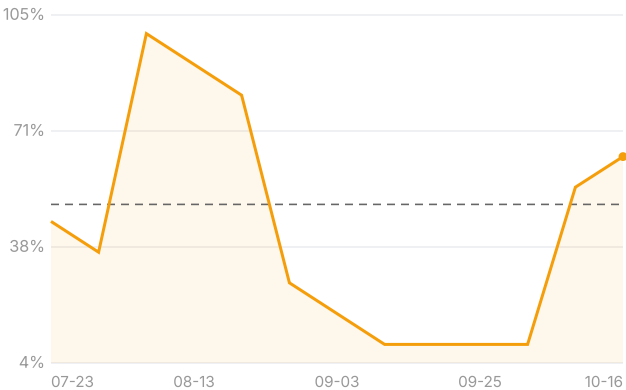


Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE

BULLISH

Technical Score 67 / 100 · Power +34 · 16 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.

Both readings sit above the midpoint — business quality at 57 and price structure at 67 out of 100 — so they are not in conflict. The fundamentals and the tape are saying the same thing, which is the case in which either one alone would have been enough.

5 WHAT WOULD CHANGE OUR MIND

falsifiable - check us next quarter

TRIGGER	WHERE IT STANDS NOW	WHAT IT WOULD MEAN
IS Score reaches 75 and holds two consecutive quarters	now 57.4	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 59 → 55 → 55 → 57	the direction matters more than the level
Technical vote share back above 50%	now 64%	price structure no longer broken
Institutional holder count rises two quarters running	peak 626 → now 626	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.

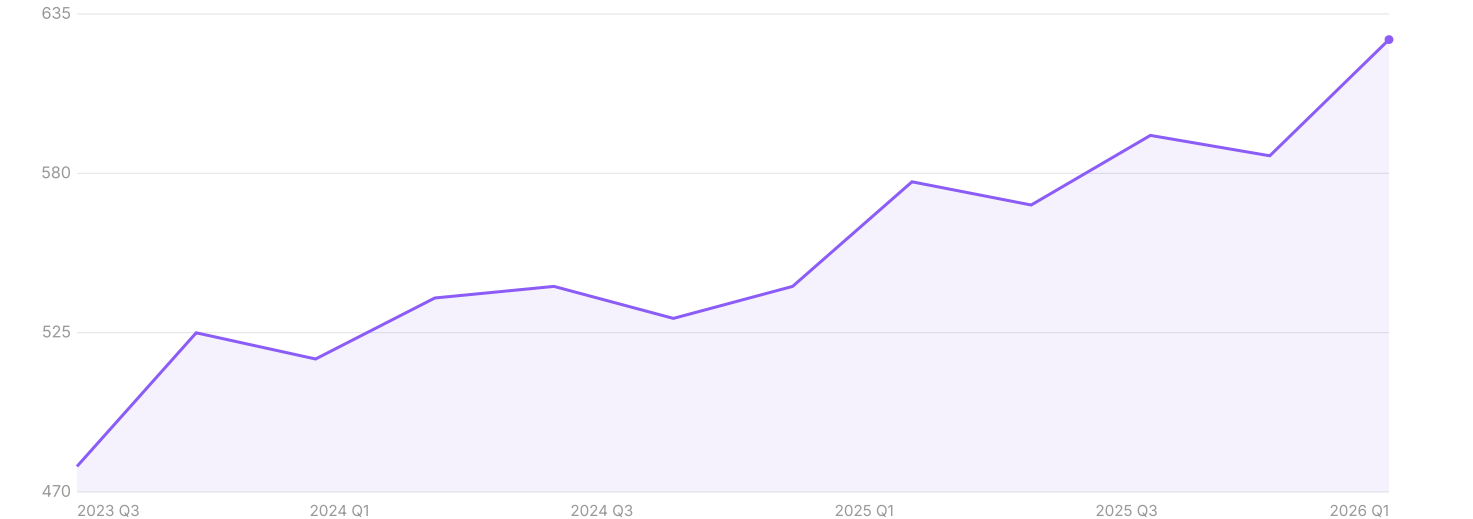
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6 SMART MONEY CONFLUENCE				EDGE · disclosure sources
SITE CONVERGENCE SCORE 3 of 4 top 4% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 1 buys 2026-03-27	INSIDER BUYS (180D) 0 none disclosed	
ETF FUNDS (30D) 905 up / 761 down net +144 funds	INSTITUTIONS ADDED (13F) 40 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 626 · latest 626 (+0 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%	GUARD
2026 Q2	626	602.9M	\$16.9B	101.8%	ex - outlier 91.3%
2026 Q1	586	545.8M	\$12.6B	92.1%	
2025 Q4	593	616.3M	\$15.4B	104.0%	ex - outlier 88.1%
2025 Q3	569	572.3M	\$15.8B	96.6%	
2025 Q2	577	616.7M	\$17.8B	104.1%	
2025 Q1	541	615.1M	\$19.0B	103.8%	
2024 Q4	530	612.8M	\$17.5B	103.4%	
2024 Q3	541	610.8M	\$19.3B	103.1%	
2024 Q2	537	600.3M	\$21.4B	101.3%	
2024 Q1	516	618.0M	\$21.9B	104.3%	
2023 Q4	525	627.3M	\$21.4B	105.9%	
2023 Q3	479	632.3M	\$20.0B	106.7%	

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 101.77%. Institutions cannot hold more of a company than exists. The reported 602.9M shares exceed the 592.4M outstanding, and a single filer accounts for the excess: **BlackRock, Inc.** reports 61,799,827 shares against 64,323,956 the prior quarter, a 1x jump, which alone would be 10.4% of the company. Excluding that filing, ownership is 91.3%. 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 2025-12 reads 104.03%. Institutions cannot hold more of a company than exists. The reported 616.3M shares exceed the 592.4M outstanding, and a single filer accounts for the excess: **VANGUARD GROUP INC** reports 94,186,461 shares against 94,539,827 the prior quarter, a 1x jump, which alone would be 15.9% of the company. Excluding that filing, ownership is 88.1%. 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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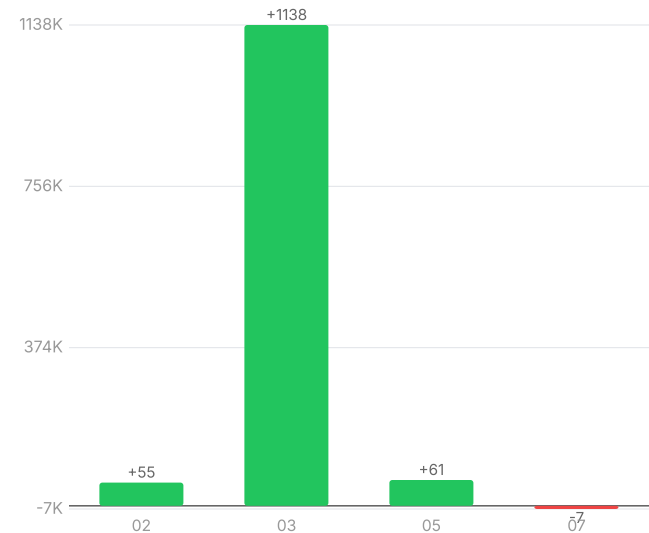
8 INSIDER ACTIVITY live Form 4 data

INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Eisen Scott G.	EVP, Chief Investment Officer	2026-07-31	TAX W/H	7,420	\$0.22M	263,812
Howard Hugh Wyman Iii	director	2026-05-07	A-Award	6,559	—	15,545
Sevilla-Sacasa Frances Aldrich	director	2026-05-07	A-Award	6,559	—	23,128
Kelter Jeffrey E	director	2026-05-07	A-Award	6,559	—	63,845
Margolis Joseph D	director	2026-05-07	A-Award	6,559	—	38,474
Fascitelli Michael D	director	2026-05-07	A-Award	6,559	—	87,541
Taylor Keith D	director	2026-05-07	A-Award	6,559	—	23,128
Smith Kenny Kellyn	director	2026-05-07	A-Award	6,559	—	12,143

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
F — Tax withholding	18	49,053	\$1.3M	None — compensation
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
Comp-Plan Activity Only	\$0.0M 0 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
2025-06-13	Dallas B. Tanner	148,749	\$5.0M
2024-12-10	Eisen Scott G.	11,000	\$0.4M
2024-11-26	Solls Family Trust Dtd 01-24-2008	16,100	\$0.5M
2024-05-24	Jana Barbe	7,200	\$0.2M
Trailing 12 mo	0 filings	—	\$0M

11 13D / 13G STAKES COND

FILED	FORM	REPORTING PERSON	% OF CLASS	SHARES
2026-10-07	SCHEDULE 13G/A	Cohen & Steers Ireland Limited	0.01%	0.1M sh
2026-04-29	SCHEDULE 13G	Vanguard Portfolio Management	8.25%	49.5M sh
2026-03-27	SCHEDULE 13G/A	The Vanguard Group	—	exit/reporting change
2026-02-13	SCHEDULE 13G/A	Cohen & Steers Ireland Limited	0.01%	0.0M sh

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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
Gilbert Cisneros	House	SELL	\$1,001 - \$15,000	2026-02-10	2026-03-10
Gilbert Ray Cisneros	House	SELL	\$1,001 - \$15,000	2026-02-10	2026-03-10
Alan Armstrong	Senate	BUY	\$1,001 - \$15,000	2026-03-27	2026-07-20
HOUSE 12-MO 8 trades 4 purchases		SENATE 12-MO 1 trades 1 purchases		COVERAGE STOCK Act filings 30-45 day disclosure lag	

13 INSTITUTIONAL OWNERSHIP & 13F FLOW				live 13F data
13F FILERS (LAST COMPLETE Q) 586	13F SHARES 546M 92.1% of shares out	NEW / CLOSED 87 / 83 positions, QoQ	INCREASED / REDUCED 219 / 218 positions, QoQ	
PUT/CALL (13F) 0.56 option positions	FREE FLOAT 90.9% 537M sh			

2.8 · Largest Reporting 13F Managers

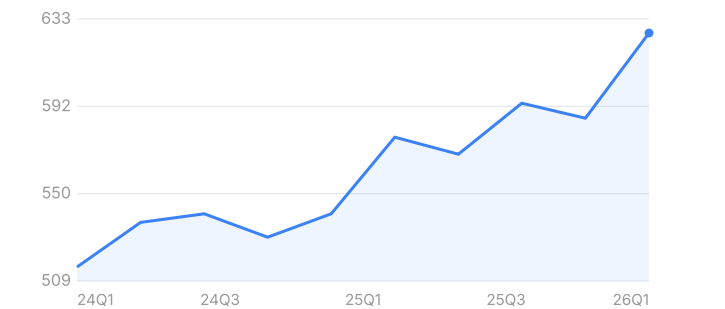
MANAGER	SHARES	VALUE
Ifm Investors Pty Ltd	269,439	\$7M
Wealth Enhancement Advisory Servic	248,429	\$6M
Y-Intercept	229,720	\$6M
Czech National Bank	154,427	\$4M
Gateway Investment Advisers LLC	138,880	\$4M
Pensionfund Pdn	99,110	\$3M

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

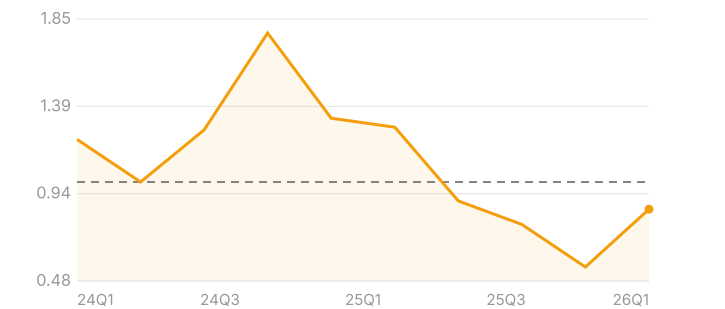
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VGSNX	0.8%	\$533M
VNQ	0.8%	\$533M
VGSLX	0.8%	\$533M
VITSX	0.0%	\$493M
VTSAX	0.0%	\$493M
VTI	0.0%	\$493M

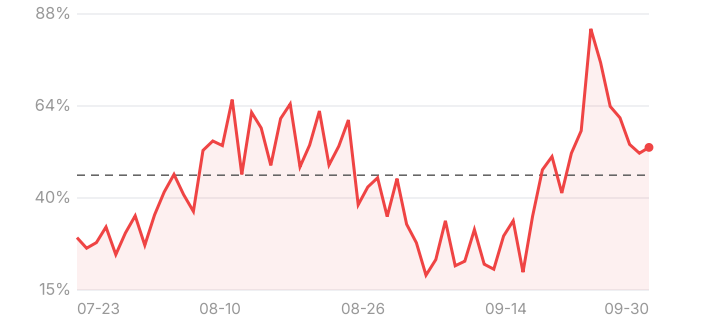
13F Filers Holding INVH — quarterly



Institutional Put/Call — quarterly



14 SHORT VOLUME — DAILY, 60 SESSIONS				EDGE · live FINRA feed
LATEST SESSION 52.8% 2026-10-15		20-DAY AVG 45.1% 50-day 45.5%	TREND Falling 20d vs 50d	BY MARKET CENTER Q: 53% · N: 60% · B: 4% latest session

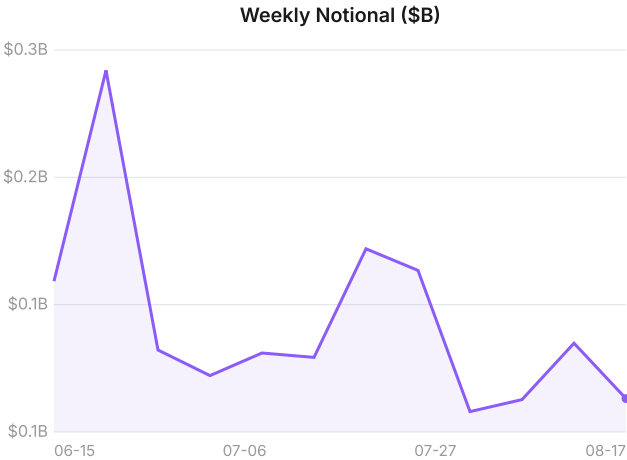


Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

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15 DARK POOL ACTIVITY

EDGE · live ATS data

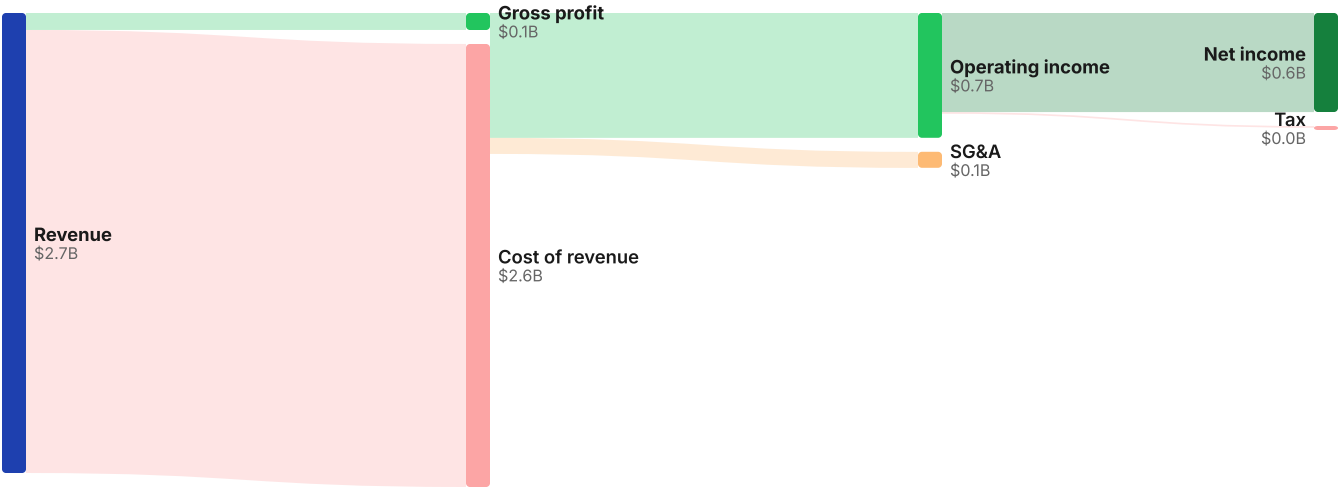


Where INVH Trades in the Dark

ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	5.3M	75 sh
Mstx Ms Trajectory Cross (Ats-1)	3.7M	126 sh
Ubsa Ubs Ats	3.1M	66 sh
Ebxl Level Ats	2.9M	39 sh
Mlix Instinct X	2.1M	90 sh
Pure Purestream	2.0M	40 sh

16 REVENUE FLOW — FY2025

live income data



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

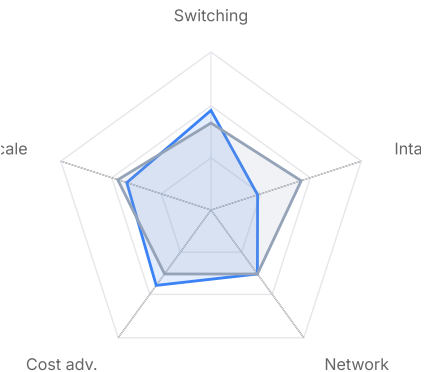
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17 MOAT & COMPETITIVE POSITION

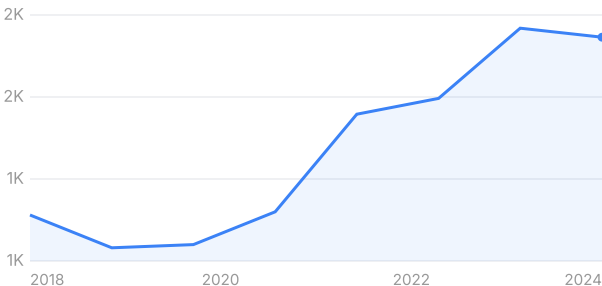
LIVE MODEL · 51/100 WEAK

Moat score 51/100 — Weak; primary source Switching Costs.



■ INVH (live moat model) ■ Peer median: ESS · SUI · MAA · ELS · AMH
Component scores from the live moat model. Peer median illustrative.

3.8 · Employees (SEC filings)



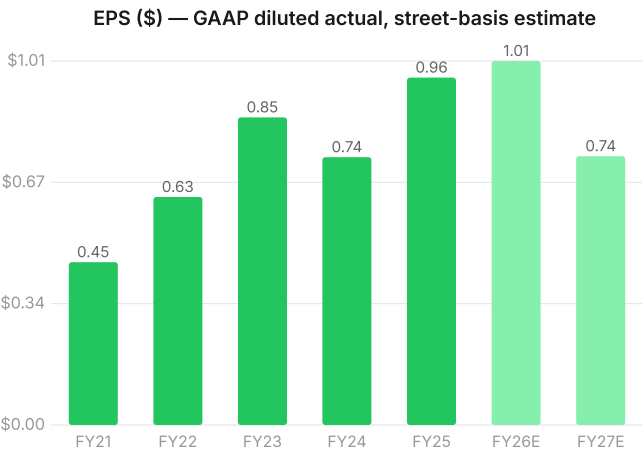
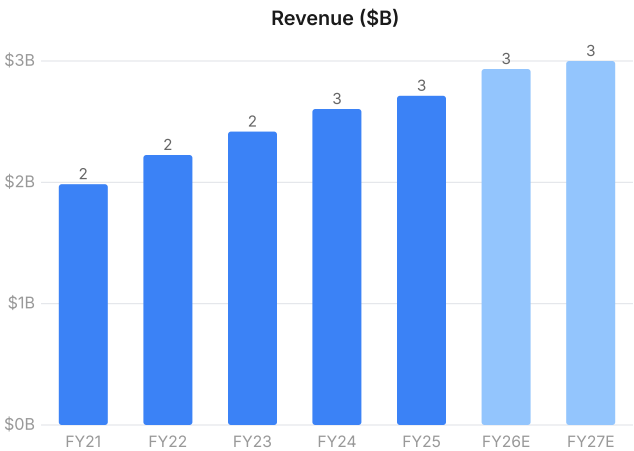
18 CORPORATE INFORMATION — KEY OFFICERS

1,725 employees

OFFICER	TITLE
Dallas Tanner	Co-Founder, Chief Executive Officer, President & Director
Scott G. Eisen	Executive Vice President & Chief Investment Officer
Jonathan S. Olsen	Executive Vice President, Chief Financial Officer & Treasurer
Mark A. Solls	Executive VP, Chief Legal Officer & Secretary

19 REVENUE & EPS — HISTORY AND ESTIMATES

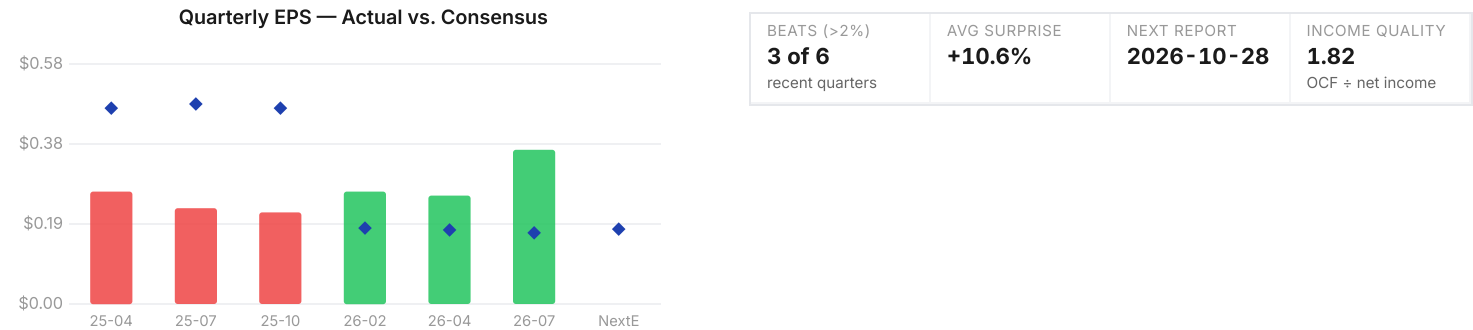
live consensus



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



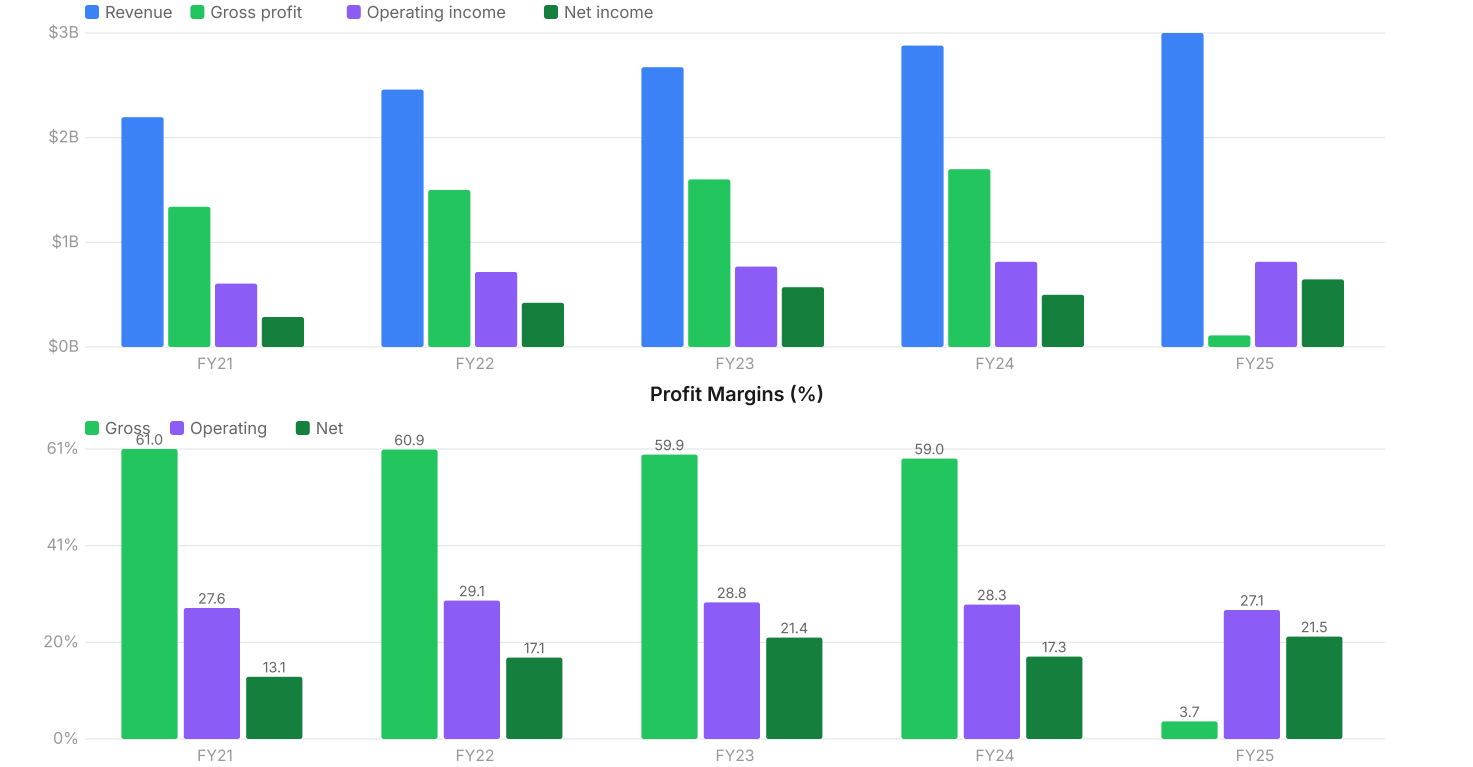
21 REPORTED VS. CONSENSUS — FULL HISTORY 0 quarters · live data

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.

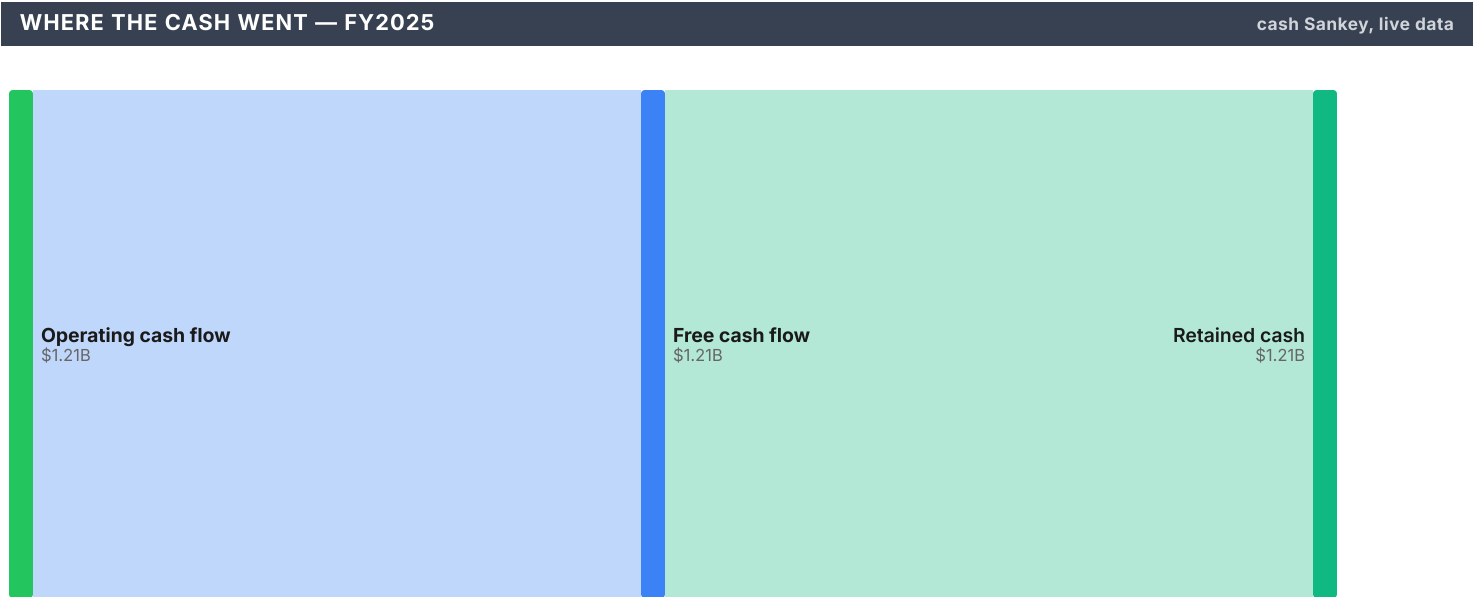
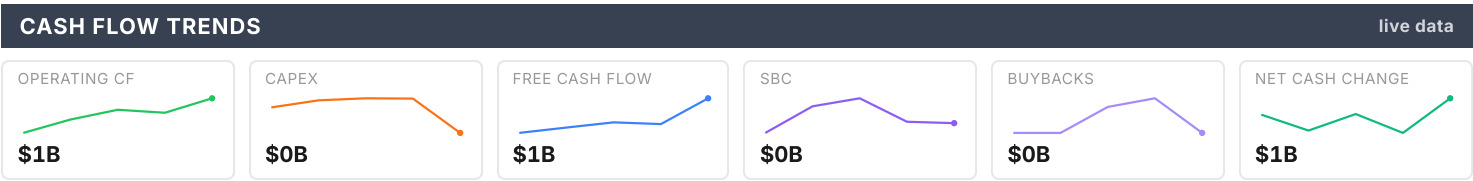
INCOME TRENDS — 5 YEAR live financials



YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+9.5%	+12.1%	+8.7%	+7.7%	+4.2%
Gross profit	+12.5%	+11.9%	+6.8%	+6.2%	-93.5%
Operating income	+17.8%	+18.3%	+7.3%	+6.0%	-0.0%
Net income	+33.2%	+46.6%	+35.5%	-12.6%	+29.5%

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22 INCOME STATEMENT — FULL						live financials
\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	2.0	2.2	2.4	2.6	2.7	
Cost of revenue	0.8	0.9	1.0	1.1	2.6	
Gross profit	1.2	1.4	1.5	1.5	0.1	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	0.1	0.1	0.1	0.1	0.1	
Operating income	0.6	0.7	0.7	0.7	0.7	
EBITDA	1.2	1.3	1.5	1.5	1.5	
D&A	0.6	0.6	0.7	0.7	0.7	
Pretax income	0.3	0.4	0.5	0.5	0.4	
Income tax	0.0	0.0	0.0	0.0	0.0	
Net income	0.3	0.4	0.5	0.5	0.6	
Diluted EPS (\$)	0.45	0.63	0.85	0.74	0.96	
Diluted shares (M)	579	611	613	614	613	



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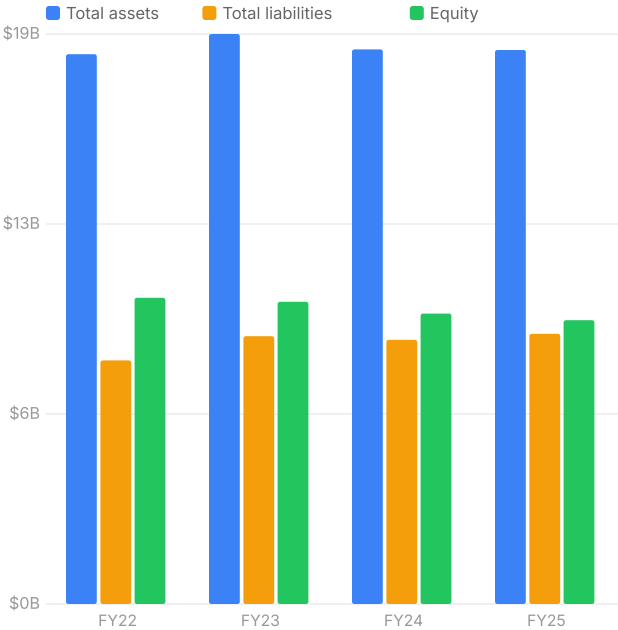
Balance Sheet — Full

\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	0.3	0.7	0.2	0.1	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	0.1	0.1	0.1	0.1	
Total current assets	0.7	1.1	0.7	0.6	
PP&E (net)	0.0	0.0	0.1	0.1	
Goodwill + intangibles	0.3	0.3	0.3	0.3	
Total assets	18.5	19.2	18.7	18.7	
Accounts payable	0.0	0.0	0.0	0.0	
Short-term debt	0.0	0.0	0.6	0.1	
Deferred revenue	0.0	0.0	0.0	0.0	
Total current liabilities	0.2	0.2	0.8	0.4	
Long-term debt	7.8	8.5	7.6	8.2	
Total liabilities	8.2	9.0	8.9	9.1	
Shareholders' equity	10.3	10.2	9.8	9.6	

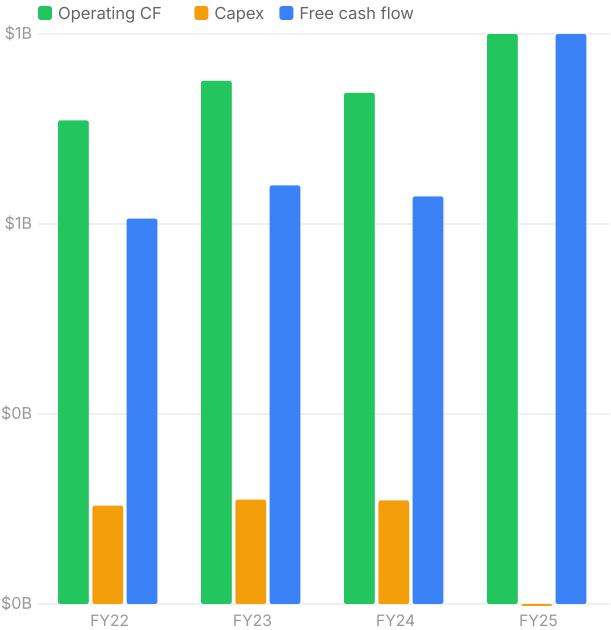
Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	0.4	0.5	0.5	0.6	
D&A	0.6	0.7	0.7	0.7	
Stock-based compensation	0.0	0.0	0.0	0.0	
Working capital change	(0.0)	0.0	0.0	0.0	
Operating cash flow	1.0	1.1	1.1	1.2	
Capital expenditures	(0.2)	(0.2)	(0.2)	0.0	
Investing cash flow	(0.8)	(0.8)	(0.5)	0.0	
Buybacks	0.0	(0.0)	(0.0)	0.0	
Dividends paid	(0.5)	(0.6)	(0.7)	0.0	
Debt issuance / (repay)	(0.1)	0.8	(0.3)	0.0	
Financing cash flow	(0.6)	0.1	(1.1)	0.0	
Free cash flow	0.8	0.9	0.9	1.2	

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	2.9%	3.8%	5.1%	4.6%	6.1%	7%	
ROA	1.5%	2.1%	2.8%	2.4%	3.1%	3.6%	
ROIC	3.2%	3.7%	3.9%	4.2%	5.5%	4.7%	
Gross margin	61.0%	60.9%	59.9%	59.0%	3.7%	44.4%	
Operating margin	27.6%	29.1%	28.8%	28.3%	27.1%	30.2%	
Net margin	13.1%	17.1%	21.4%	17.3%	21.5%	23.1%	
EBITDA margin	59.0%	59.3%	62.9%	58.6%	53.9%	61.1%	
FCF margin	37.3%	36.4%	36.4%	32.8%	42.0%	—	
VALUATION							
P/E	91.92	42.83	37.93	42.03	28.98	24.8	
P/B	2.45	1.60	1.94	1.96	1.79	1.8	
P/S	12.03	7.34	8.10	7.28	6.24	5.60	
P/FCF	32.26	20.13	22.24	22.23	14.85	14.8	
EV/EBITDA	26.68	18.03	18.02	17.65	15.46	14.0	
EV/Revenue	15.74	10.69	11.33	10.35	9.26	8.6	
Earnings yield	1.1%	2.3%	2.6%	2.4%	3.5%	4.12%	
FCF yield	3.1%	5.0%	4.5%	4.5%	6.7%	6.76%	
EXPANDED RATIO ANALYSIS (II)							leverage · solvency
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	5.06	3.41	5.71	0.82	1.52	103.41	
Quick ratio	5.06	3.41	5.71	0.82	1.52	103.41	
Debt / equity	0.82	0.75	0.84	0.84	0.88	0.94	
Debt / assets	43.1%	41.9%	44.5%	43.9%	44.9%	46.3%	
Net debt / EBITDA	6.27	5.66	5.13	5.23	5.05	4.86	
Interest coverage	1.81	2.27	2.56	2.24	2.51	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.11	0.12	0.13	0.14	0.15	0.15	
Receivables turnover	54.91	48.89	42.34	42.92	45.04	28.8	
DSO (days)	7	7	9	9	8	13	
DPO (days)	0	0	0	0	0	—	
Cash conversion cycle	7	7	9	9	8	13	
GROWTH (YoY)							
Revenue growth	9.5%	12.1%	8.7%	7.7%	4.2%	—	
Net income growth	33.2%	46.6%	35.5%	-12.6%	29.5%	—	
EPS growth	25.6%	43.7%	35.2%	-12.6%	29.6%	—	
FCF growth	42.0%	9.5%	8.6%	-3.2%	33.7%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	0.44	0.63	0.85	0.74	0.96	1.12	
Book value / share	16.33	16.81	16.55	15.91	15.55	15.35	
Revenue / share	3.33	3.66	3.96	4.27	4.45	4.82	
FCF / share	1.24	1.33	1.44	1.40	1.87	1.83	
Cash / share	1.02	0.43	1.14	0.28	0.21	0.13	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.1%	0.0%	0.1%	0.0%	3.03%	
Altman Z-Score	1.86	1.40	1.56	1.45	1.32	1.3	
Piotroski F-Score	8	6	6	7	7	7/9	
Beneish M-Score	-2.60	-2.20	-2.55	-2.63	6.97	-2.51	

24 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	7 / 9	Strong		
Altman Z-Score	1.3	Distress (<1.81)	Distress	
Income quality	1.82	Cash-backed	OCF ÷ net income	
Beneish M-Score	-2.51	Non-manipulator	vs -2.22 threshold	

25 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		1.09	Revenue stability	0.99
Interest burden		0.62	Earnings stability	0.98
Operating margin		34.3%	Earnings persistence	0.92
Asset turnover		0.15×	Revenue CAGR 3y	6.9%
Financial leverage		1.98×	EPS CAGR 3y	16.0%
= ROE		7%	FCF CAGR 3y	8.3%

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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 3.03%	DIVIDEND YIELD 4.43%	TOTAL SHAREHOLDER RETURN 7.05% cash yield	SBC / REVENUE 1.0% dilution pressure
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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
ESS	\$17.3B	41.9	8%	12.8%	+4.7%	4/9	+4.6%
SUI	\$14.4B	-16.7	-13%	—	-20.0%	4/9	-4.5%
MAA	\$13.5B	34.1	7%	21.9%	+0.8%	7/9	-11.3%
ELS	\$11.9B	30.6	23%	24.2%	+9.6%	7/9	+1.9%
AMH	\$11.2B	24.8	7%	24.9%	+4.5%	8/9	—
UDR	\$11.0B	21.7	17%	16.2%	+1.5%	7/9	—
EQR	\$23.9B	27.6	8%	14.5%	+3.0%	6/9	—
CPT	\$9.9B	32.6	8%	4.8%	+0.8%	6/9	—

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

28 ANALYST CONSENSUS & ESTIMATES live consensus

Buy

34 Analysts



MEAN TARGET (QTR) \$31.83 6 targets	TARGET VS. PRICE +17.6% last-quarter mean	NEXT REPORT 2026-10-28 street \$0.18
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CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$2.95B	\$2.98B / \$2.92B	\$1.01	\$1.01 / \$1.00	6
FY2027	\$3.02B	\$3.05B / \$2.97B	\$0.74	\$0.75 / \$0.74	6
FY2028	\$3.15B	\$3.17B / \$3.12B	\$0.77	\$1.00 / \$0.60	6

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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	\$32.50	+20.1%	4
Last Quarter	\$31.83	+17.6%	6
Last Year	\$32.00	+18.2%	31
All Time	\$36.03	+33.1%	59

Rolling mean of published targets vs. last close \$27.07. Aggregated from StreetInsider, Benzinga, Investing.

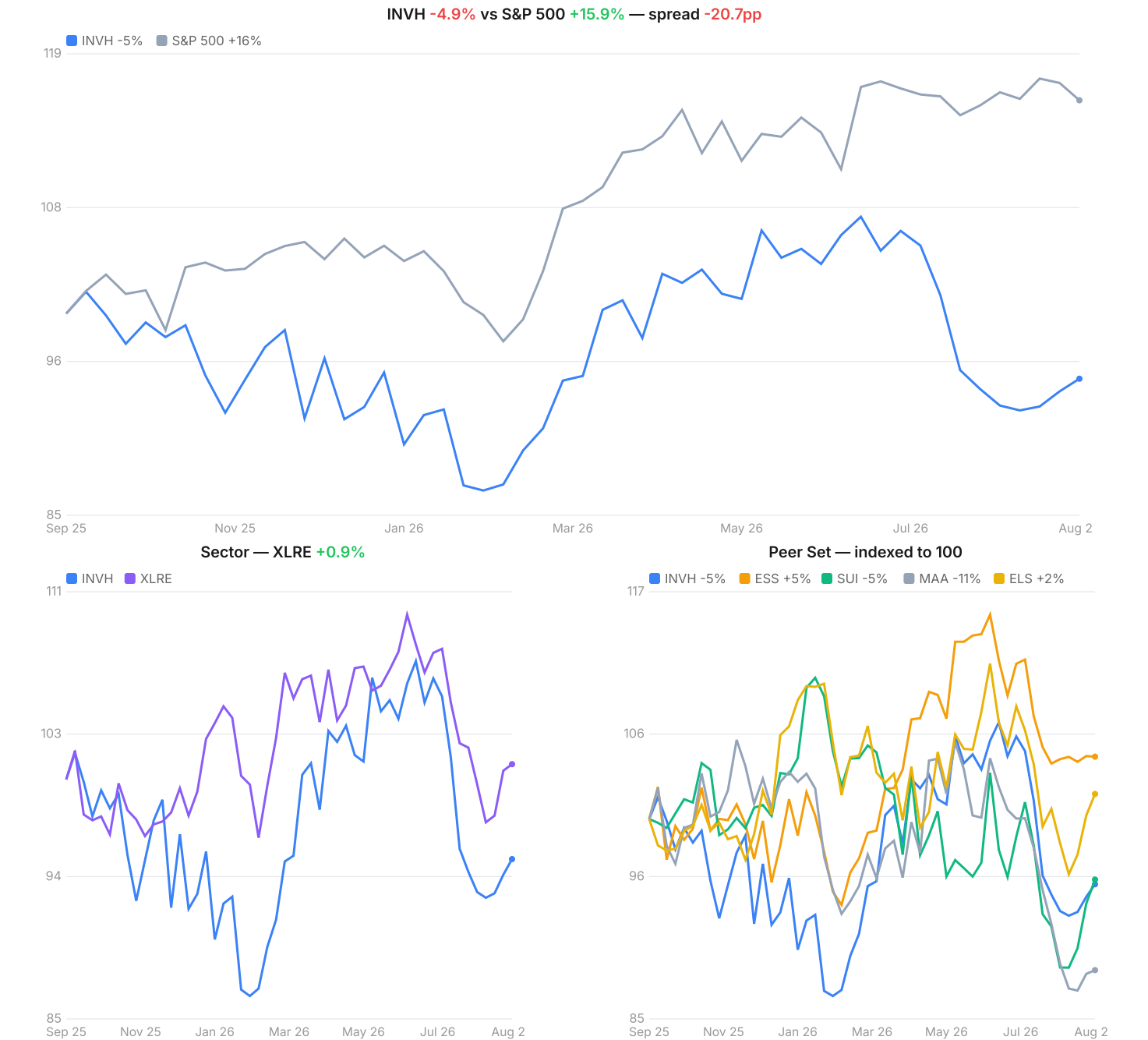
Third-Party Composite Rating

B+

DCF4/5ROE3/5ROA4/5DEBT/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



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TECHNICAL CHART — 6-MONTH DAILY CANDLES, INDICATORS ON

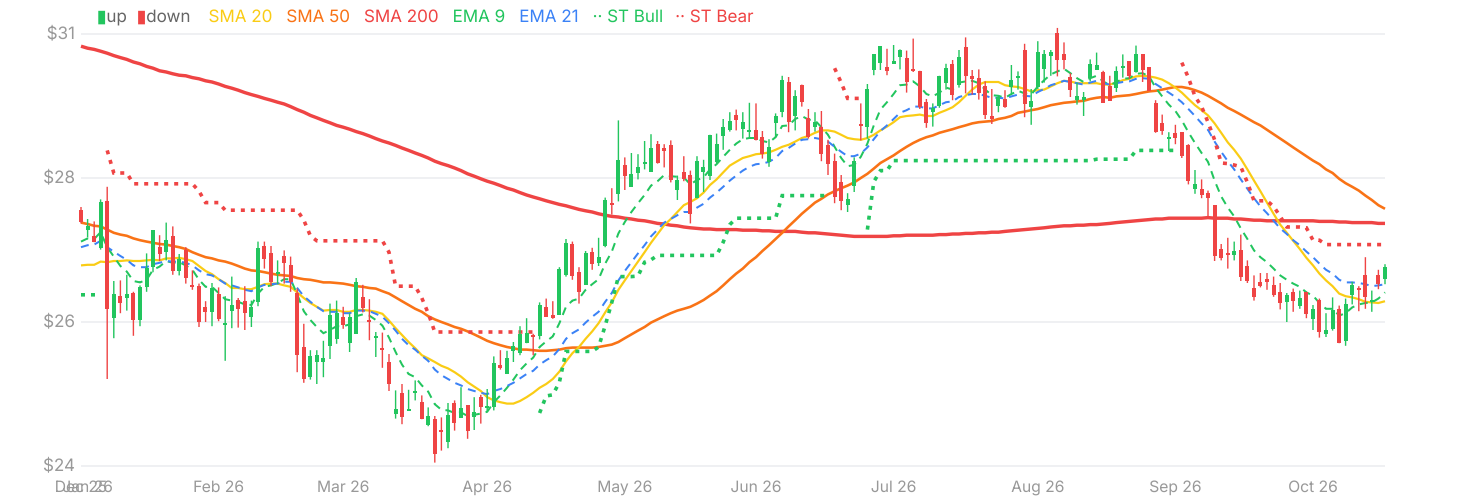
site chart, print edition



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	\$26.53	+0.54	+2.04%	Above
SMA 50	\$28.00	-0.93	-3.32%	Below
SMA 200	\$27.77	-0.70	-2.52%	Below
EMA 9	\$26.67	+0.40	+1.50%	Above
EMA 21	\$26.80	+0.27	+1.01%	Above
EMA 50	\$27.58	-0.51	-1.85%	Below
EMA 200	\$28.31	-1.24	-4.38%	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 · 67/100 composite

TECHNICAL VERDICT

BULLISH

Power Score +34

16 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%

Momentum 25%

Volume 20%

Volatility 10%

Patterns 15%

60

91

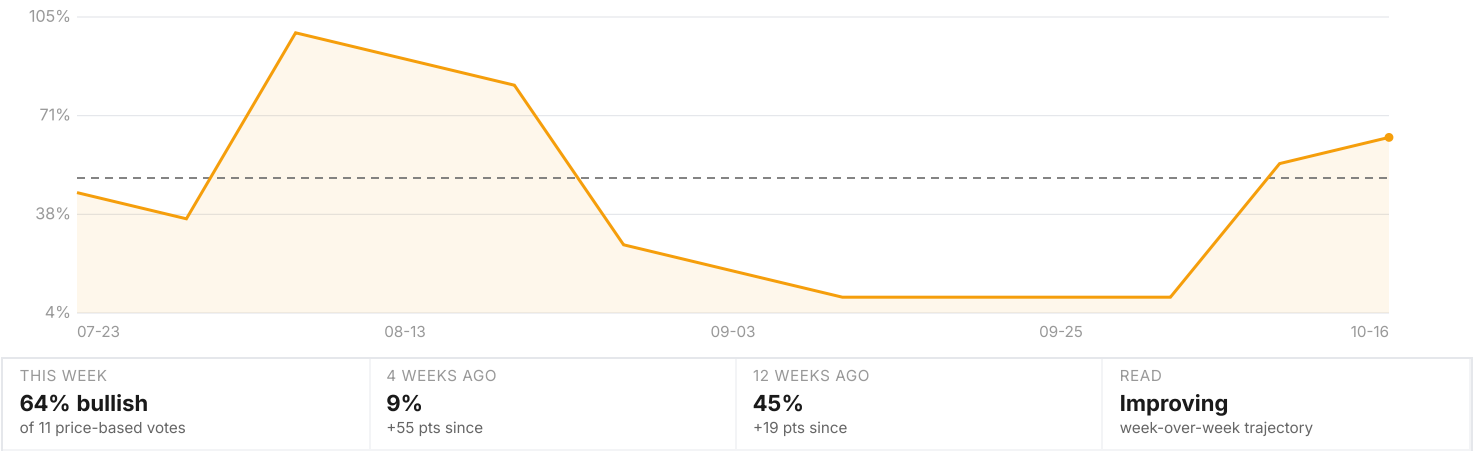
69

50

50

BULLISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



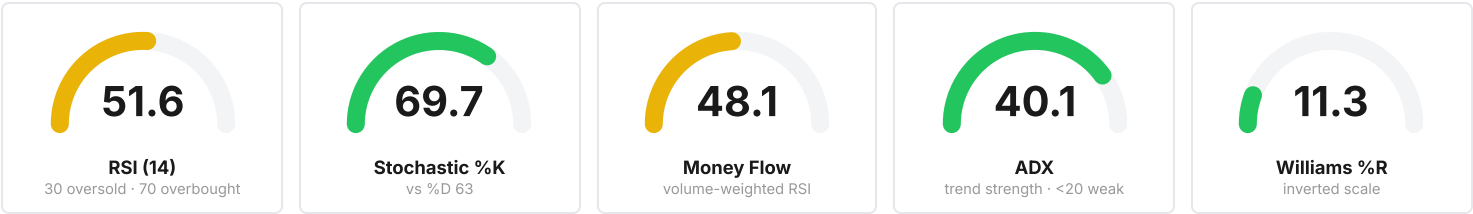
INDICATOR VOTE GRID

16 bull / 6 bear

● Price vs SMA 20	\$26.53	● Price vs SMA 50	\$28.00	● Price vs SMA 200	\$27.77
● EMA 9/21 Cross	26.7/26.8	● SMA 50/200	Golden	● ADX Direction	ADX 40
● Supertrend	\$27	● Parabolic SAR	\$26	● SMA Slope	0.020
● RSI	51.6	● Stochastic K/D	70/63	● StochRSI K/D	95/92
● Williams %R	-11	● CCI	148	● TSI vs Signal	-20.2
● CMO	3.2	● ROC	3.96%	● OBV Signal	Accum
● Chaikin MF	-0.100	● MFI	48	● Force Index	0M
● Elder Ray Bull	0.32				

INDICATOR GAUGES

site technicals-tab style



32 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$26.85 / \$26.98 / \$27.16	S1 / S2	\$26.67 / \$26.54
Bollinger (20,2)	\$25.96 - \$27.10	Squeeze	ON
52-wk range	\$23.96 - \$30.89	Off 52-wk high	-12.4%
ATR (14)	\$0.47 (1.7%)	Historical vol	16.0%

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33 SEASONALITY — 9-YEAR AVERAGES

live model · win rates shown

+1.7% Jan 44%	-0.2% Feb 50%	+0.5% Mar 80%	+3.2% Apr 56%	+2.0% May 56%	+0.7% Jun 56%	+2.1% Jul 67%	+1.4% Aug 67%	-3.9% Sep 11%	-3.0% Oct 22%	+3.3% Nov 56%	-0.4% Dec 44%
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Sample: 9 years — treat short histories as suggestive, not statistical.

34 RISK INDICATORS

computed from live price history

COMPUTED FROM LIVE WEEKLY PRICES	INVH	S&P 500
Weekly volatility (σ , 1y)	2.86%	1.83%
Best / worst week (1y)	+5.2% / -6.7%	—
Max drawdown (5y, monthly)	-45.5%	—
1-week VaR (95%)	-5.8%	—
Beta (5y)	0.83	1.00

35 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

INVH EQUITY WEATHER (LIVE)

CLOUDY · -12

Trend

Momentum

Volume

Volatility

Breadth

-45

+25

+25

-30

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

19.99

Normal

DOW THEORY

Confirmed Bearish

SPY / QQQ TSI

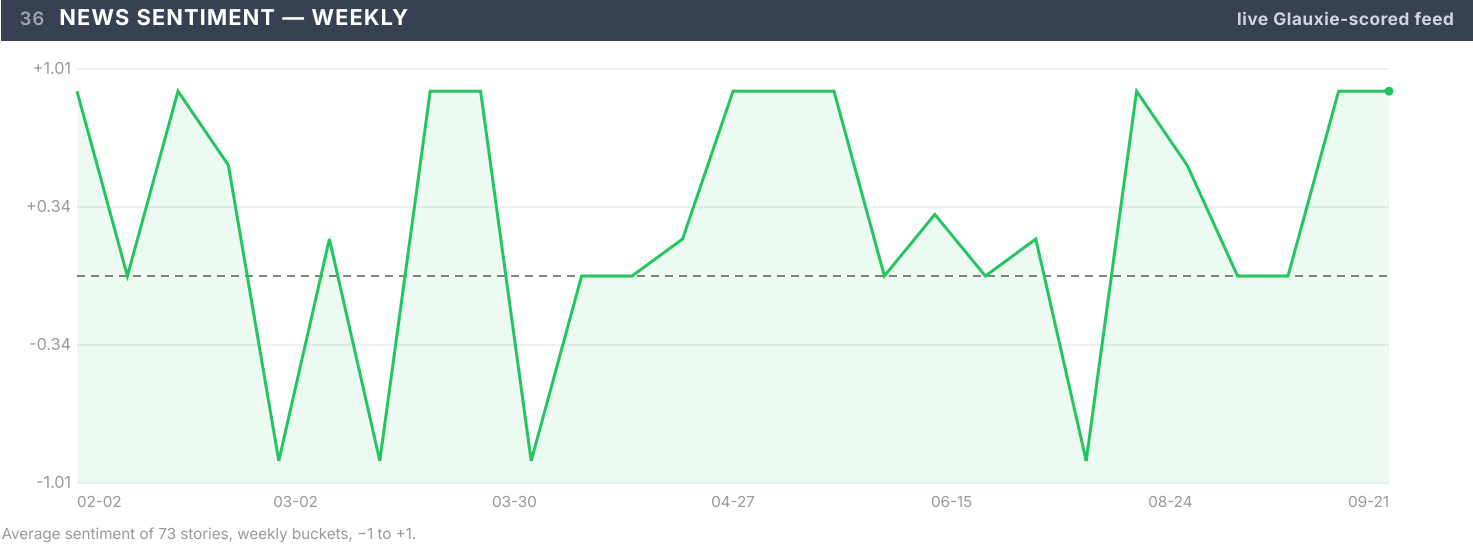
7.2 / 4.7

trend strength

SECTOR STRENGTH

46/100

breadth average



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37 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Cloudy

OVERALL -11.7 +14.8 vs industry	TREND -45.1 -2.6 vs industry	MOMENTUM +25.0 +28.6 vs industry	VOLUME +25.3 +59.9 vs industry
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READING	INVH	REIT - RESIDENTIAL N=75	REAL ESTATE N=2,764	ALL US SYMBOLS N=70,435
Overall	-11.7	-26.5	-28.0	-20.5
Trend	-45.1	-42.5	-37.3	-21.3
Momentum	+25.0	-3.5	-17.0	-15.8
Volume	+25.3	-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

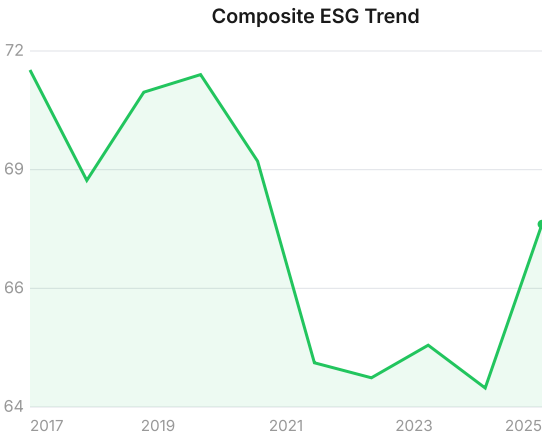
live proxy data · FY2025

EXECUTIVE	TOTAL COMP	STRUCTURE
Dallas B. Tanner (Chief Executive Officer)	\$14.1M	93% equity+incentive
Timothy J. Lobner (Executive Vice President	\$5.3M	90% equity+incentive
Scott G. Eisen (Executive Vice President and	\$5.2M	86% equity+incentive
Charles D. Young (Former President)	\$4.8M	89% equity+incentive
Jonathan S. Olsen (Executive Vice President	\$3.8M	84% equity+incentive

39 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	66
Social	67
Governance	71
Composite ESG	68



40 8-K MATERIAL EVENTS

live EDGAR feed

FILED	8-K CONTENTS	ITEMS
2026-09-09	Regulation FD; Exhibits	7.01,9.01
2026-07-29	Earnings Release; Exhibits	2.02,9.01
2026-07-08	Material Agreement; Financial Obligation; Exhibits	1.01,2.03,9.01
2026-07-06	Other Events; Exhibits	8.01,9.01
2026-06-01	Regulation FD; Exhibits	7.01,9.01
2026-05-08	Officer/Director Change; Shareholder Vote; Exhibits	5.02,5.07,9.01
2026-04-29	Earnings Release; Exhibits	2.02,9.01
2026-03-05	Departure/Election of Directors; Appointment of Officers; Financial St	5.02,9.01

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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 · 2020-10-28 to 2026-07-29
Analyst estimates	dim/forward_estimates	3 rows · 2026-12-31 to 2028-12-31
Institutional ownership (13F)	holdings_db.institutional_ownership_summary	38 rows · 2017 to 2026
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-03-01 to 2026-07-31
Proposed sales (Form 144)	edgar/form144	1 record
Beneficial ownership (13D/G)	edgar/13dg	4 rows · 2026-02-13 to 2026-10-07
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.