

Mid-America Apartment Communities, Inc. (MAA)

Real Estate / REIT - Residential · New York Stock Exchange

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

LAST CLOSE \$116.63 2026-10-16	MARKET CAP \$13.5B VOLUME 0.9M	52-WK HIGH \$144.41 52-WK LOW \$113.95	TRAILING PE 34.1 P/S 6.10	GROSS MARGIN 47.3% NET MARGIN 18.2%	ROE 7% ROIC 5%	PIOTROSKI 6/9 ALTMAN Z 1.3	1-YR RETURN -11.3% 5-YR RETURN +15.3%
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Mid-America Apartment Communities, known as MAA, is a prominent S&P 500 entity operating as a Real Estate Investment Trust (REIT). Its core objective is to generate outstanding, comprehensive investment returns for its shareholders. MAA achieves this by strategically acquiring, developing, redeveloping, owning, and managing high-quality apartment complexes. These properties are primarily located across the Southeast, Southwest, and Mid-Atlantic regions of the United States. As of December 31, 2020, the company held an interest in 102,772 apartment units, a figure that includes communities currently under development, spread throughout 16 states and the District of Columbia.

SECTOR Real Estate INDUSTRY REIT - Residential EXCHANGE NYSE MARKET CAP \$13.5B EMPLOYEES 2,507 (SEC-filed) CEO Adrian Bradley Hill IPO 1994-01-28
COUNTRY US
6815 Poplar Avenue, Germantown, TN 38138-3606 · Tel 901-682-6600 · maac.com

1 INSIDERSTREET SCORE

INSIDERSTREET SCORE

37 / 100

Street mean **\$135.00** (18 analysts, last qtr) — their number, not ours

INSIDER CONSENSUS SIGNAL

TWO-WAY FLOW

\$0.1M buys against \$0.3M sells / 6 mo

2 INSIDERSTREET SCORE

live IS factor model

INSIDERSTREET
SCORE

37
OF 100

Score Breakdown

Profitability	60/100
Growth	22/100
Momentum	56/100
Quality	76/100
Earnings Quality	90/100
Balance Sheet	35/100
Value	43/100
Risk (safety)	30/100

Overall 37.2/100

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

IS Score Trend — quarterly



14 quarters, 23 Q1 to 26 Q2. Peak 65 in 23 Q1, latest 37 — -28 since. Dropped below the 55 line in 25 Q3, at 48. Fell in 4 of the last 4 quarters. Dashed line marks 40 on the 0-100 scale.

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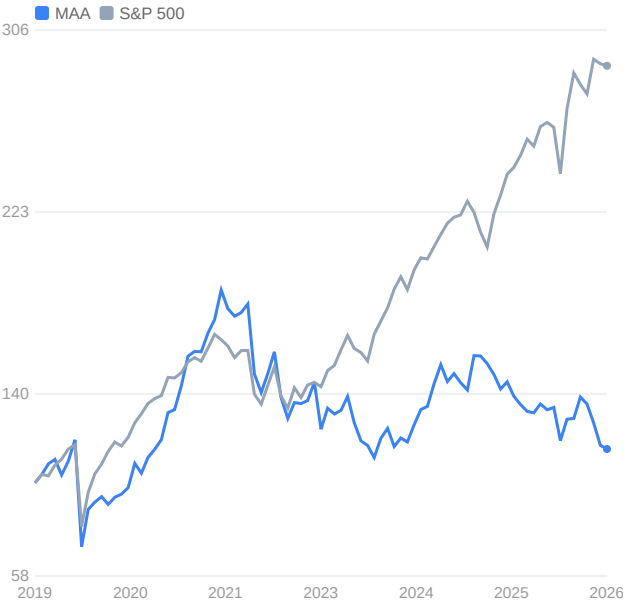
3 PRICE AND VOLUME

adjusted close, prod data layer

1 Year vs S&P 500 · MAA -11.3% · S&P 500 +15.9% · spread -27.1pp



7 Years vs S&P 500 · MAA +15.3% · S&P 500 +189.9% · spread -174.5pp



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

37 / 100

IS Score 37.2 / 100 · -27.6 from peak of 65

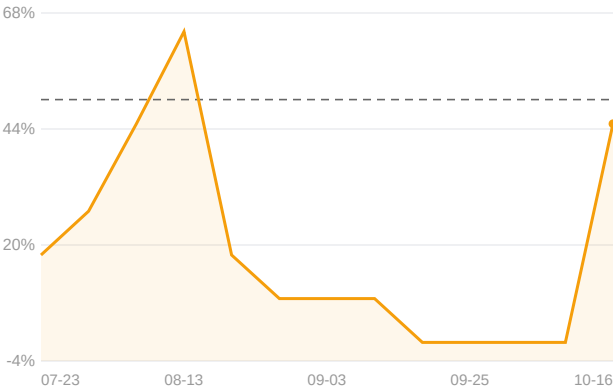


Fundamental factor model, quarterly. Measures how the business is doing - not where the price is going.

PRICE STRUCTURE

LEAN BEARISH

Technical Score 44 / 100 · Power -12 · 12 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 below the midpoint — business quality at 37 and price structure at 44 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 55 and holds two consecutive quarters	now 37.2	would move us up one band
IS Score stops falling - one quarter higher than the prior	last four: 48 → 40 → 38 → 37	the direction matters more than the level
Technical vote share back above 50%	now 45%	price structure no longer broken
Institutional holder count rises two quarters running	peak 776 → now 776	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.

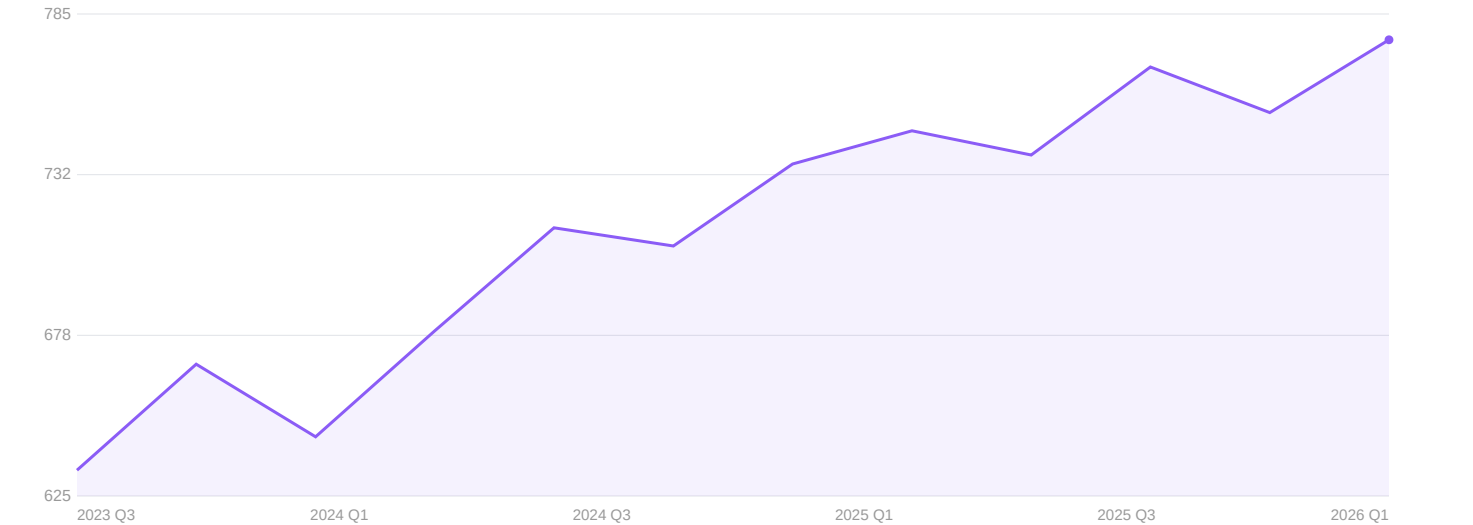
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6 SMART MONEY CONFLUENCE				EDGE · disclosure sources
SITE CONVERGENCE SCORE 4 of 4 top 0% of 29,420 symbols	SOURCES ALIGNED — of 3 independent disclosures	CONGRESS (180D) 1 buys 2026-06-02	INSIDER BUYS (180D) 2 \$0.14M	
ETF FUNDS (30D) 765 up / 678 down net +87 funds	INSTITUTIONS ADDED (13F) 24 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 776 · latest 776 (+0 from peak).

QUARTER	HOLDERS	13F SHARES	VALUE	REPORTED OWN%	GUARD
2026 Q2	776	114.2M	\$15.8B	98.4%	
2026 Q1	752	104.3M	\$12.6B	89.8%	
2025 Q4	767	111.2M	\$15.3B	95.8%	
2025 Q3	738	107.5M	\$14.9B	92.6%	
2025 Q2	746	112.4M	\$16.4B	96.8%	
2025 Q1	735	126.5M	\$19.0B	109.0%	ex-outlier 93.1%
2024 Q4	708	111.3M	\$17.1B	95.9%	
2024 Q3	714	108.0M	\$17.0B	93.0%	
2024 Q2	680	108.6M	\$15.4B	93.6%	
2024 Q1	645	108.8M	\$14.2B	93.7%	
2023 Q4	669	109.2M	\$14.6B	94.0%	
2023 Q3	634	112.2M	\$14.4B	96.7%	

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 2025-03 reads 109.00%. Institutions cannot hold more of a company than exists. The reported 126.5M shares exceed the 116.1M outstanding, and a single filer accounts for the excess: VANGUARD GROUP INC reports 18,438,632 shares against 18,486,210 the prior quarter, a 1x jump, which alone would be 15.9% of the company. Excluding that filing, ownership is 93.1%. 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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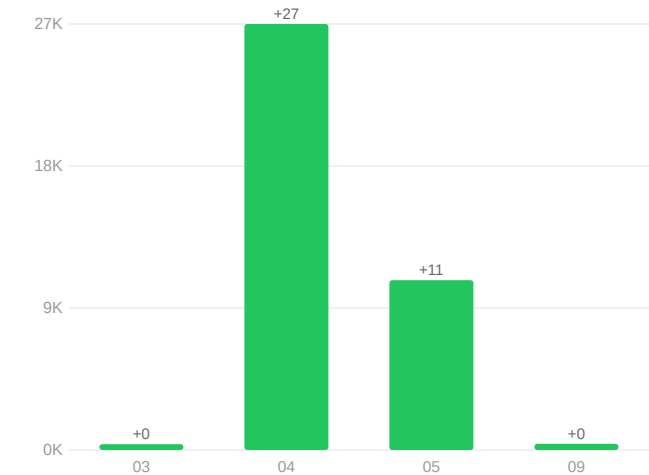
8 INSIDER ACTIVITY live Form 4 data

INSIDER	ROLE	DATE	TYPE	SHARES	VALUE	POST-TXN OWNED
Kelly Green Edith	director	2026-09-22	A-Award	223	—	10,494
Case John	director	2026-09-22	A-Award	54	—	5,895
Caplan Deborah H	director	2026-09-22	A-Award	121	—	1,570
Fischer Tamara D	director	2026-05-21	BUY	500	\$0.06M	500
Fischer Tamara D	director	2026-05-21	BUY	600	\$0.08M	1,100
Mcgrath Sheila K.	director	2026-05-19	A-Award	1,401	—	3,425
Fischer Tamara D	director	2026-05-19	A-Award	1,401	—	5,174
Caplan Deborah H	director	2026-05-19	A-Award	1,401	—	5,371

9 SELL DECOMPOSITION — ROUTINE VS. DISCRETIONARY EDGE

6-MO DECOMPOSITION (FORM 4)	TXNS	SHARES	VALUE	SIGNAL WEIGHT
S — Open-market sales	5	2,120	\$0.3M	Counted
P — Open-market purchases	2	1,100	\$0.1M	Counted
F — Tax withholding	8	10,335	\$1.3M	None — compensation

Monthly Net Insider Flow (000 shares)



Net of acquisitions minus dispositions, all Form 4 types.

Signal Summary

SIGNAL Two-Way Flow	OPEN-MARKET SELLS \$0.3M 5 txns / 6 mo	OPEN-MARKET BUYS \$0.1M 2 txns / 6 mo	CLUSTER None active 3+ insiders / 21 days
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10 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
Ro Khanna	House	BUY	\$1,001 - \$15,000	2026-06-02	2026-07-08
Ro Khanna	House	SELL	\$1,001 - \$15,000	2026-01-29	2026-02-10

HOUSE 12-MO 5 trades 1 purchases	SENATE 12-MO 0 trades None purchases	COVERAGE STOCK Act filings 30-45 day disclosure lag	
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11 INSTITUTIONAL OWNERSHIP & 13F FLOW live 13F data

13F FILERS (LAST COMPLETE Q) 752	13F SHARES 104M 89.8% of shares out	NEW / CLOSED 99 / 102 positions, QoQ	INCREASED / REDUCED 267 / 275 positions, QoQ
PUT/CALL (13F) 0.88 option positions	FREE FLOAT 99.2% 115M sh		

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2.8 · Largest Reporting 13F Managers

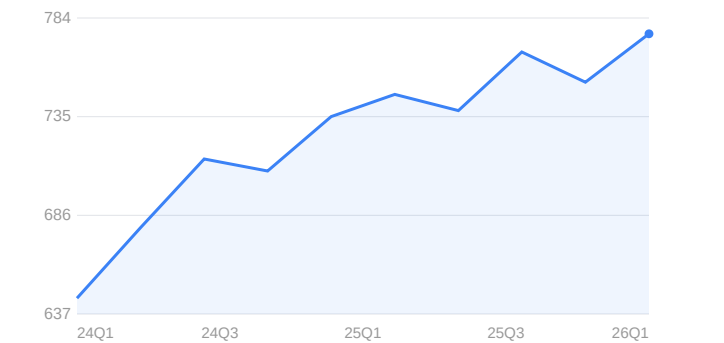
MANAGER	SHARES	VALUE
Perpetual Ltd	203,774	\$24M
Wealth Enhancement Advisory Servic	123,583	\$14M
Columbus Macro, Llc	78,899	\$9M
Baker Ellis Asset Management Llc	53,443	\$6M
Ifm Investors Pty Ltd	51,844	\$6M
Virginia Wealth Management Group,	33,964	\$4M

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

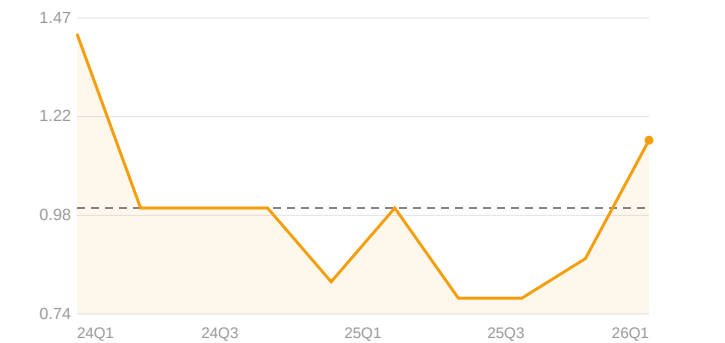
2.9 · Top ETF & Fund Ownership

FUND	WEIGHT	POSITION
VGSLX	0.8%	\$519M
VNQ	0.8%	\$519M
VGSNX	0.8%	\$519M
VITSX	0.0%	\$431M
VSMPX	0.0%	\$431M
VTI	0.0%	\$431M

13F Filers Holding MAA — quarterly

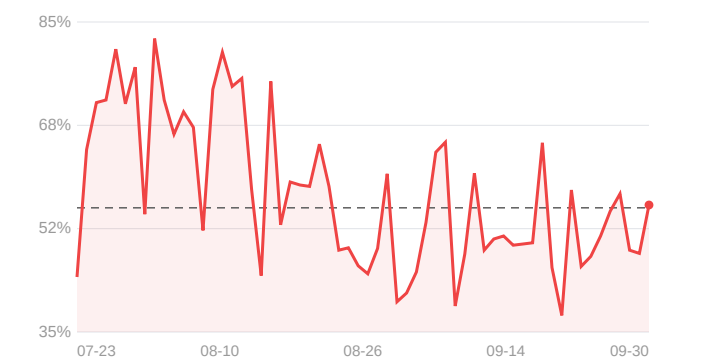


Institutional Put/Call — quarterly



12 SHORT VOLUME — DAILY, 60 SESSIONS

EDGE · live FINRA feed

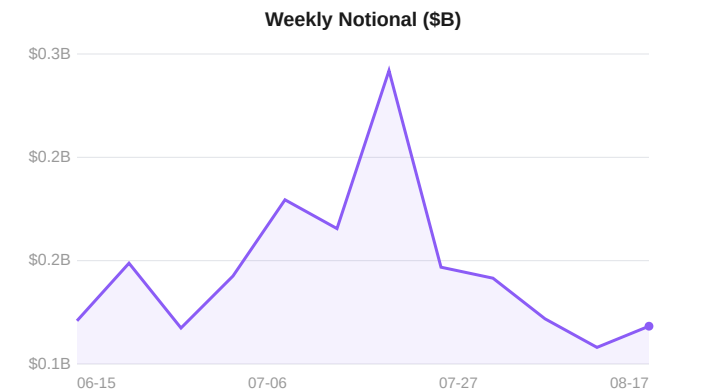


Daily short-sale volume as % of volume reported in FINRA's short-sale file — a flow measure, not short interest; dashed = 50-day average.

LATEST SESSION 55.4% 2026-10-15	20-DAY AVG 50.8% 50-day 54.9%	TREND Falling 20d vs 50d	BY MARKET CENTER Q: 55% · N: 71% · B: 54% latest session
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13 DARK POOL ACTIVITY

EDGE · live ATS data



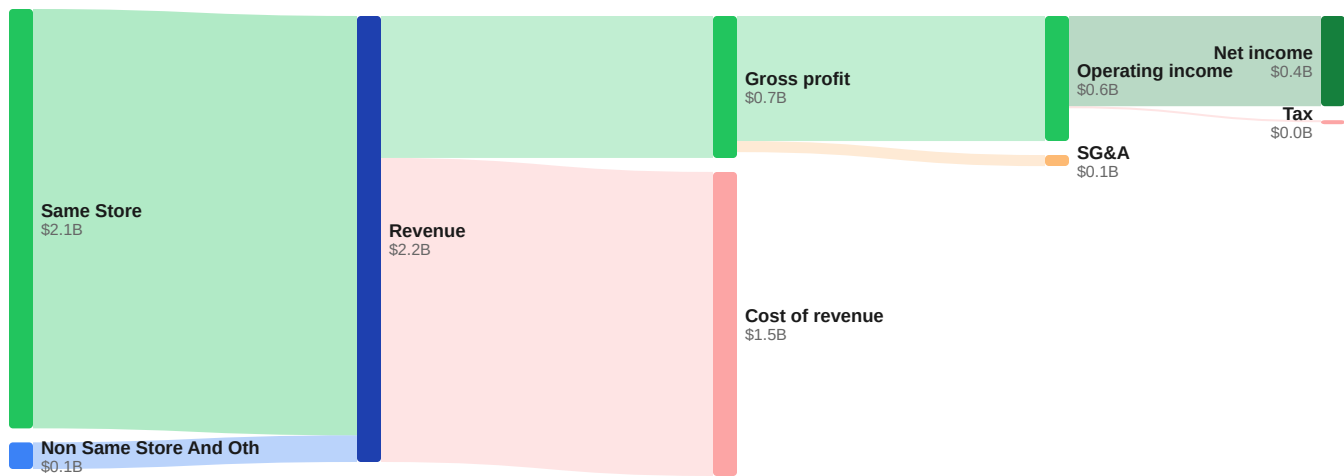
Where MAA Trades in the Dark

ATS VENUE (4-WK)	SHARES	AVG TRADE
Incr Intelligent Cross Llc	1.2M	35 sh
Ubsa Ubs Ats	1.0M	38 sh
Sgmt Sigma X2	0.8M	34 sh
Ebxl Level Ats	0.5M	19 sh
Mlix Instinct X	0.5M	56 sh
Mspl Ms Pool (Ats-4)	0.4M	148 sh

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14 REVENUE FLOW — FY2025

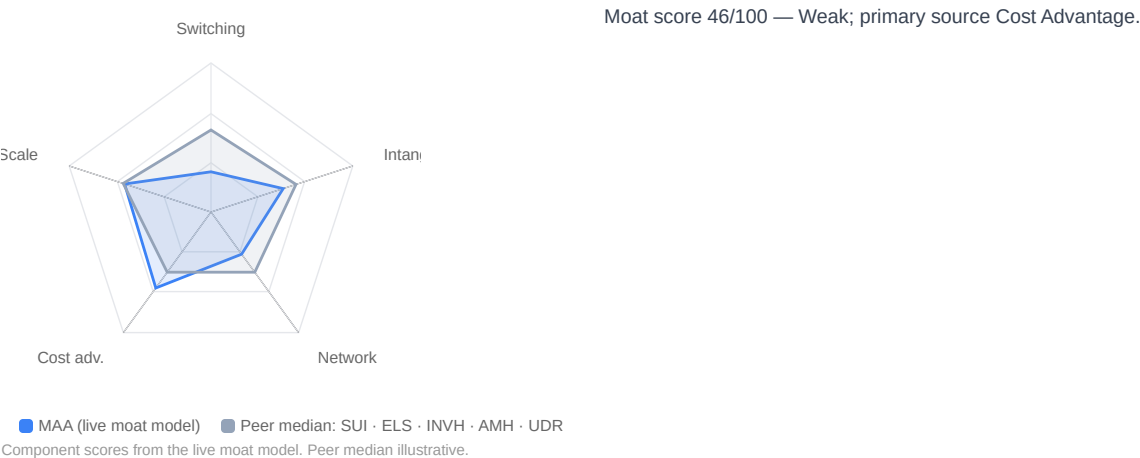
live segmentation + income data



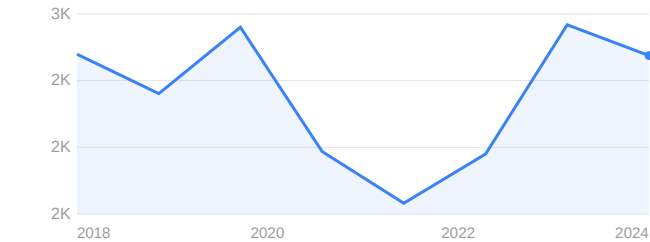
Where a dollar of Mid-America Apartment Communities, Inc. revenue goes. All values FY2025 filings, live.

15 MOAT & COMPETITIVE POSITION

LIVE MODEL · 46/100 WEAK



3.8 · Employees (SEC filings)



16 CORPORATE INFORMATION — KEY OFFICERS

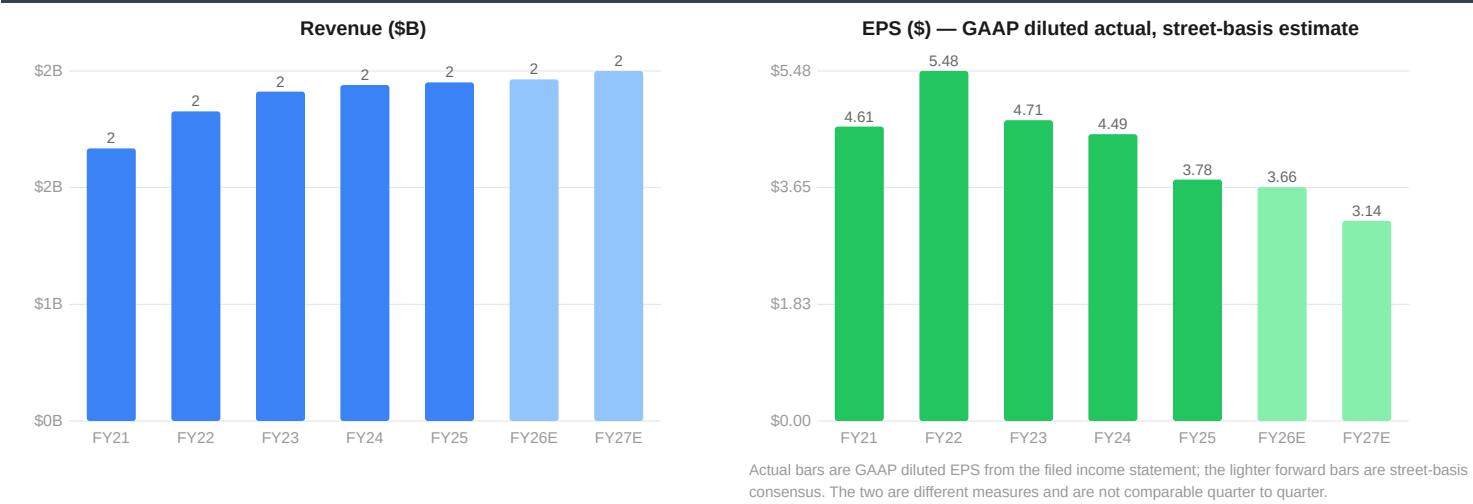
2,507 employees

OFFICER	TITLE
H. Eric Bolton Jr.	Executive Chairman
Adrian Bradley Hill	Chief Executive Officer, President & Director
Robert J. DelPriore	Executive Vice President, Chief Administrative Officer & General Counsel
A. Clay Holder	Executive Vice President & Chief Financial Officer

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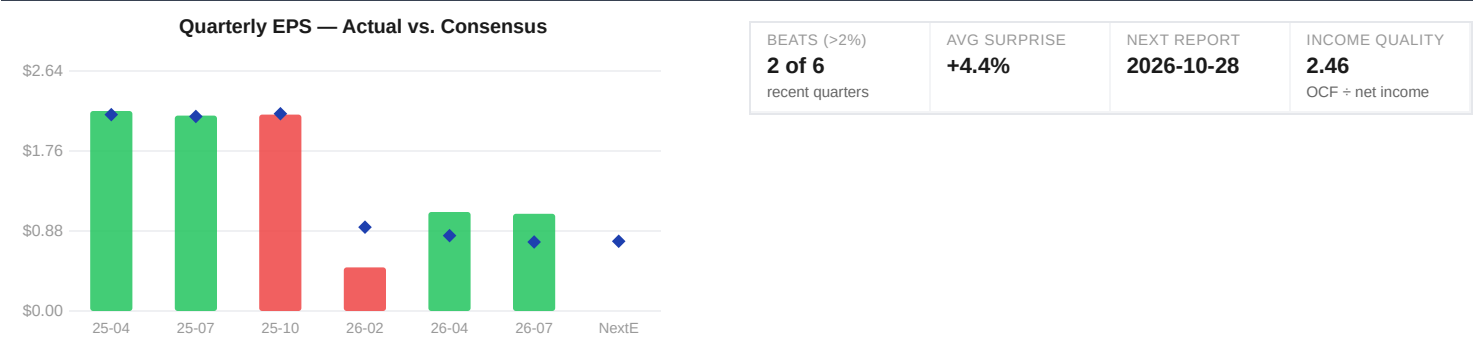
17 REVENUE & EPS — HISTORY AND ESTIMATES

live consensus



18 ESTIMATE VS. ACTUAL & SURPRISES

live data



19 REPORTED VS. CONSENSUS — FULL HISTORY

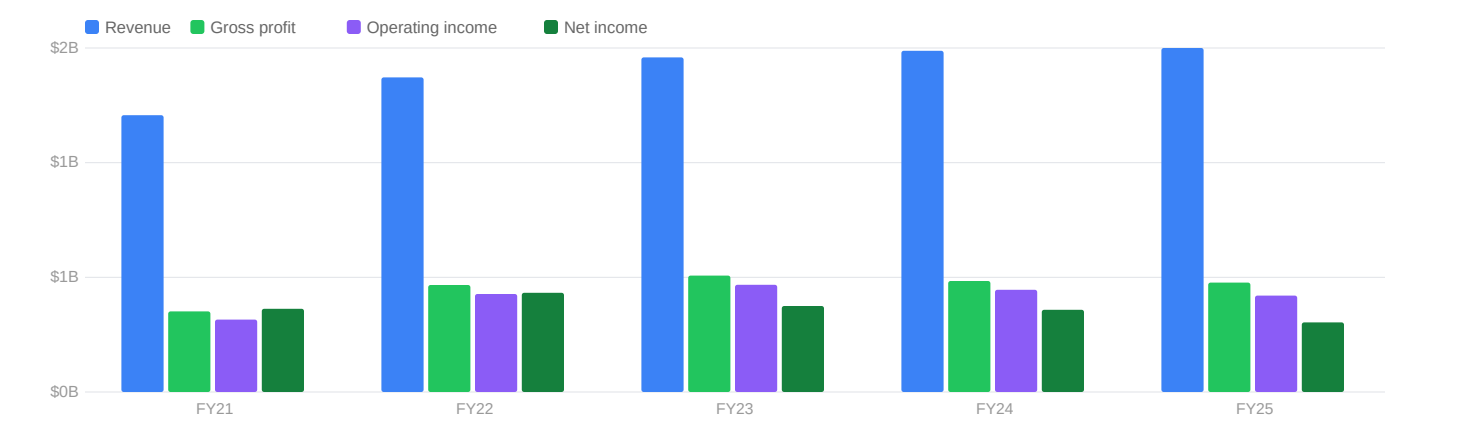
0 quarters · live data

BEAT RATE —% 0 of 0 quarters	CURRENT STREAK 0 longest 0	AVG EPS SURPRISE —% median —%	SURPRISE TREND — last 4 vs prior 4			
PERIOD	EPS EST.	EPS ACTUAL	EPS SURPRISE	REV EST. (\$M)	REV ACTUAL (\$M)	REV SURPRISE

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.

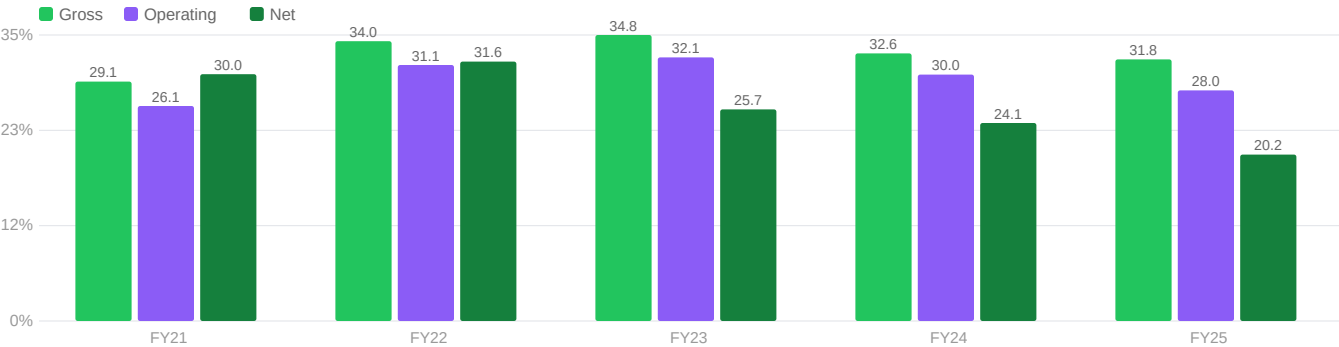
INCOME TRENDS — 5 YEAR

live financials

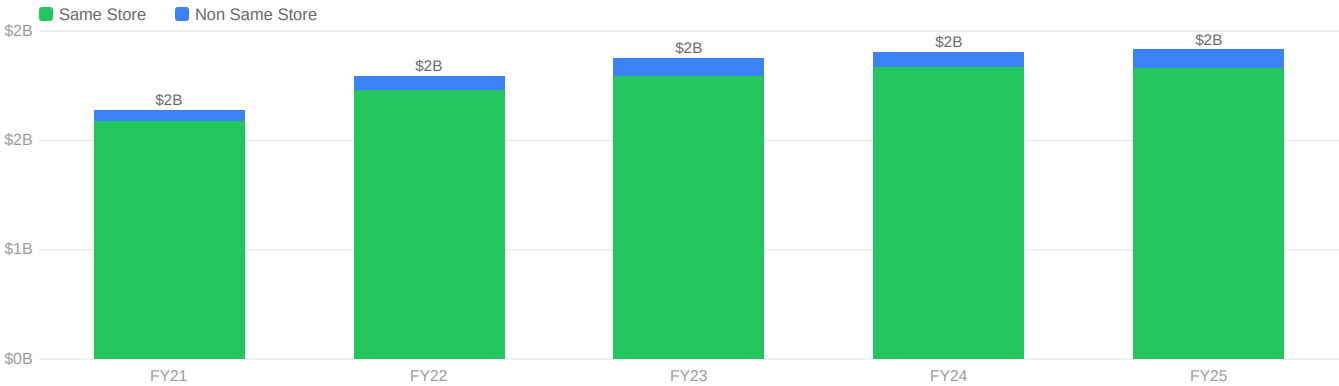


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Profit Margins (%)



Revenue by Segment — Stacked



Live segmentation data.

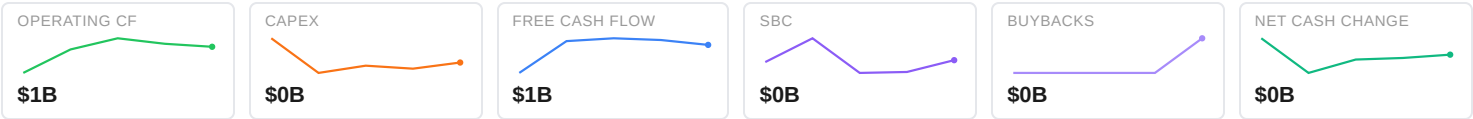
YoY Growth Heatmap — Income Lines

YOY GROWTH	FY21	FY22	FY23	FY24	FY25
Revenue	+6.0%	+13.6%	+6.4%	+2.0%	+0.8%
Gross profit	+9.1%	+32.8%	+8.7%	-4.6%	-1.4%
Operating income	+8.7%	+35.3%	+9.5%	-4.7%	-5.7%
Net income	+109.6%	+19.4%	-13.3%	-4.6%	-15.3%

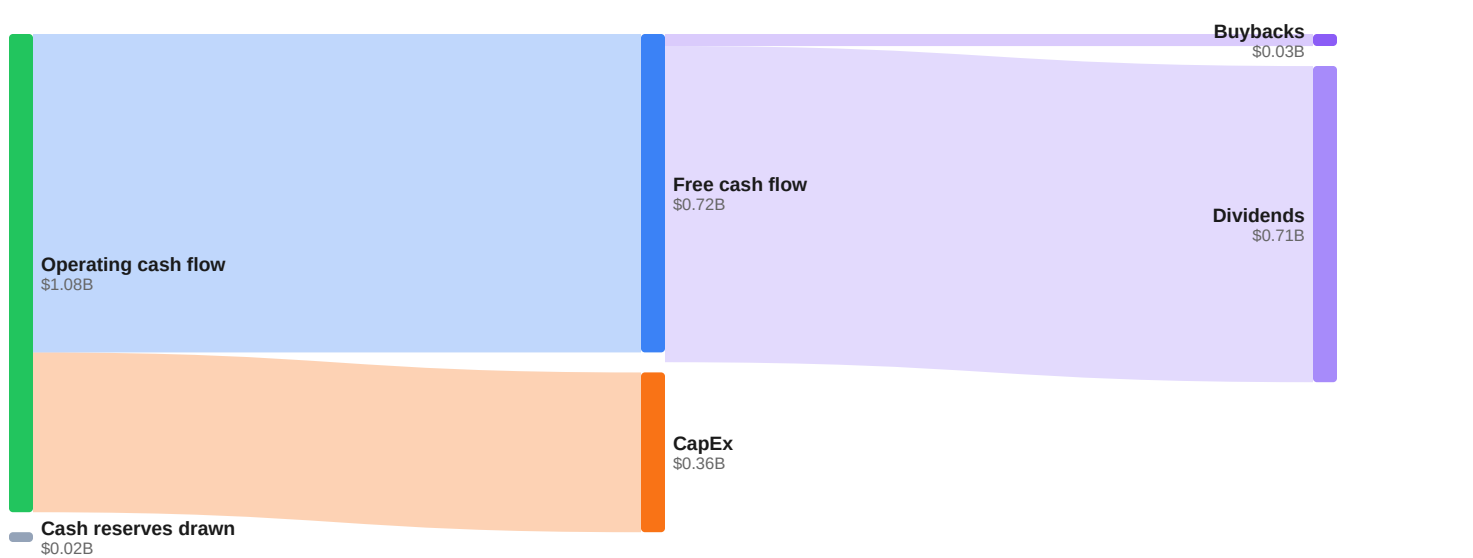
20 INCOME STATEMENT — FULL						live financials
\$B · FY ENDS	FY21	FY22	FY23	FY24	FY25	TREND
Revenue	1.8	2.0	2.1	2.2	2.2	
Cost of revenue	1.3	1.3	1.4	1.5	1.5	
Gross profit	0.5	0.7	0.7	0.7	0.7	
R&D expense	0.0	0.0	0.0	0.0	0.0	
SG&A expense	0.1	0.1	0.1	0.1	0.1	
Operating income	0.5	0.6	0.7	0.7	0.6	
EBITDA	1.3	1.3	1.3	1.3	1.3	
D&A	0.5	0.5	0.6	0.6	0.6	
Pretax income	0.6	0.6	0.6	0.5	0.5	
Income tax	0.0	-0.0	0.0	0.0	0.0	
Net income	0.5	0.6	0.6	0.5	0.4	
Diluted EPS (\$)	4.61	5.48	4.71	4.49	3.78	
Diluted shares (M)	115	116	117	117	117	

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CASH FLOW TRENDS live data



WHERE THE CASH WENT — FY2025 cash Sankey, live data



Balance Sheet — Full

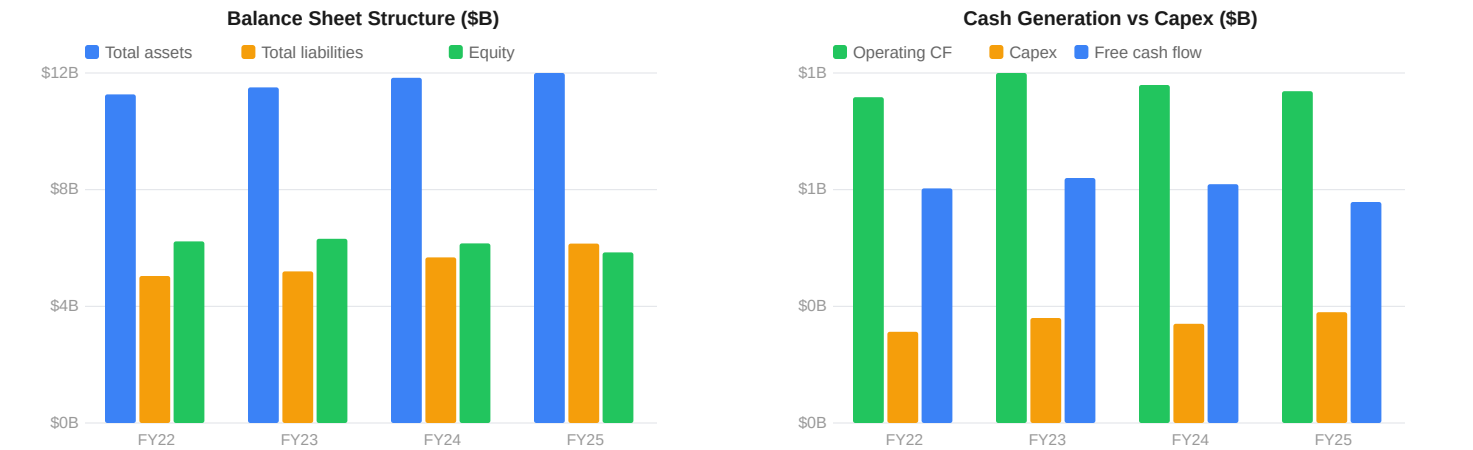
\$B	FY22	FY23	FY24	FY25	
Cash & equivalents	0.0	0.0	0.0	0.1	
ST investments	0.0	0.0	0.0	0.0	
Receivables (net)	0.0	0.0	0.0	0.0	
Total current assets	0.1	0.1	0.1	0.1	
PP&E (net)	0.0	0.0	0.0	0.0	
Goodwill + intangibles	0.0	0.0	0.0	0.0	
Total assets	11.2	11.5	11.8	12.0	
Accounts payable	0.1	0.1	0.1	0.0	
Short-term debt	0.0	0.5	0.2	0.0	
Deferred revenue	0.1	0.1	0.1	0.0	
Total current liabilities	0.6	1.1	0.9	0.7	
Long-term debt	4.4	4.0	4.7	5.4	
Total liabilities	5.0	5.2	5.7	6.1	
Shareholders' equity	6.2	6.3	6.1	5.8	

Cash Flow Statement — Full

\$B	FY22	FY23	FY24	FY25	
Net income	0.7	0.6	0.5	0.5	
D&A	0.5	0.6	0.6	0.6	
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	1.1	1.1	1.1	1.1	
Capital expenditures	(0.3)	(0.3)	(0.3)	(0.4)	
Investing cash flow	(0.4)	(0.8)	(0.8)	(0.7)	
Buybacks	0.0	0.0	0.0	(0.0)	
Dividends paid	(0.5)	(0.7)	(0.7)	(0.7)	
Debt issuance / (repay)	(0.1)	0.1	0.4	0.4	
Financing cash flow	(0.7)	(0.4)	(0.3)	(0.4)	
Free cash flow	0.8	0.8	0.8	0.7	

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21 EXPANDED RATIO ANALYSIS (I)

live ratio engine · profitability · valuation

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
PROFITABILITY							
ROE	9.0%	10.6%	9.1%	8.7%	7.7%	7%	
ROA	4.7%	5.7%	4.9%	4.5%	3.8%	3.4%	
ROIC	5.6%	6.1%	6.4%	6.0%	5.6%	5.2%	
Gross margin	29.1%	34.0%	34.8%	32.6%	31.8%	47.3%	
Operating margin	26.1%	31.1%	32.1%	30.0%	28.0%	26.9%	
Net margin	30.0%	31.6%	25.7%	24.1%	20.2%	18.2%	
EBITDA margin	70.5%	66.6%	59.9%	59.3%	59.7%	56.8%	
FCF margin	44.7%	37.7%	27.8%	35.4%	32.5%	—	
VALUATION							
P/E	42.88	25.23	26.12	32.87	36.40	34.1	
P/B	3.82	2.67	2.36	2.91	2.86	2.5	
P/S	12.87	7.96	6.72	7.91	7.36	6.10	
P/FCF	28.78	21.10	24.15	22.35	22.66	23.8	
EV/EBITDA	21.53	15.22	14.75	17.16	17.01	15.2	
EV/Revenue	15.38	10.14	8.83	10.18	9.76	8.6	
Earnings yield	2.3%	4.0%	3.8%	3.0%	2.7%	2.98%	
FCF yield	3.5%	4.7%	4.1%	4.5%	4.4%	4.21%	

EXPANDED RATIO ANALYSIS (II)

leverage · solvency

RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
LEVERAGE & SOLVENCY							
Current ratio	0.22	0.11	0.05	0.08	0.16	0.09	
Quick ratio	0.22	0.11	0.05	0.08	0.16	0.09	
Debt / equity	0.75	0.74	0.75	0.84	0.95	1.05	
Debt / assets	40.0%	39.5%	39.8%	42.4%	45.1%	47.5%	
Net debt / EBITDA	3.51	3.27	3.52	3.82	4.18	4.48	
Interest coverage	4.69	5.18	4.83	4.23	3.48	—	

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EXPANDED RATIO ANALYSIS (III)							efficiency · growth · per-share · scores
RATIO	FY21	FY22	FY23	FY24	FY25	TTM	TREND
EFFICIENCY							
Asset turnover	0.16	0.18	0.19	0.19	0.19	0.18	
Receivables turnover	—	—	—	—	—	—	
DSO (days)	0	0	0	0	0	—	
DPO (days)	0	14	26	27	15	—	
Cash conversion cycle	0	-14	-26	-27	-15	—	
GROWTH (YoY)							
Revenue growth	6.0%	13.6%	6.4%	2.0%	0.8%	—	
Net income growth	109.4%	19.4%	-13.3%	-4.6%	-15.3%	—	
EPS growth	107.5%	19.4%	-14.1%	-4.7%	-15.4%	—	
FCF growth	100.3%	-4.1%	-21.6%	29.8%	-7.5%	—	
PER SHARE (\$)							
EPS (diluted, TTM)	4.62	5.51	4.74	4.51	3.82	3.47	
Book value / share	51.86	52.10	52.37	51.02	48.53	48.26	
Revenue / share	15.38	17.47	18.40	18.74	18.86	19.11	
FCF / share	6.88	6.59	5.12	6.64	6.13	4.90	
Cash / share	0.47	0.33	0.35	0.37	0.91	0.45	
SHAREHOLDER RETURN & SCORES							
Buyback yield	0.0%	0.0%	0.0%	0.0%	0.2%	0.93%	
Altman Z-Score	2.86	2.13	1.80	1.97	1.69	1.3	
Piotroski F-Score	8	7	4	5	6	6/9	
Beneish M-Score	-2.61	-2.59	-2.68	-2.61	-2.77	-3.63	

22 EARNINGS QUALITY PANEL				live scores
MODEL	SCORE	ZONE	NOTE	
Piotroski F-Score	6 / 9	Middling		
Altman Z-Score	1.3	Distress (<1.81)	Distress	
Income quality	2.46	Cash-backed	OCF ÷ net income	
Beneish M-Score	-3.63	Non-manipulator	vs -2.22 threshold	

23 DUPONT & GROWTH QUALITY				live analysis engine
DUPONT DECOMPOSITION (TTM)		VALUE	GROWTH QUALITY (LIVE)	VALUE
Tax burden		0.96	Revenue stability	0.82
Interest burden		0.68	Earnings stability	0.01
Operating margin		27.9%	Earnings persistence	0.88
Asset turnover		0.19×	Revenue CAGR 3y	1.6%
Financial leverage		2.10×	EPS CAGR 3y	-12.1%
= ROE		7%	FCF CAGR 3y	-11.1%

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Mid-America Apartment Communities, Inc. (MAA)

Real Estate / REIT - Residential



EQUITY FACTSHEET

Report Date: 2026-Oct-18

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SHAREHOLDER RETURN PROFILE live

BUYBACK YIELD 0.93%	DIVIDEND YIELD 5.25%	TOTAL SHAREHOLDER RETURN 5.35% cash yield	SBC / REVENUE 0.8% dilution pressure
-------------------------------	--------------------------------	--	---

24 MULTIPLE HISTORY — FY SNAPSHOTS + TTM live ratio engine



25 PEER COMPARISON live peer engine

COMPANY	MKT CAP	P/E	ROE	NET MARGIN	REV GROWTH	PIOTROSKI	1-YR RET
SUI	\$14.4B	-16.7	-13%	—	-20.0%	4/9	-4.5%
ELS	\$11.9B	30.6	23%	24.2%	+9.6%	7/9	+1.9%
INVH	\$16.0B	24.8	7%	29.3%	+6.7%	7/9	-4.9%
AMH	\$11.2B	24.8	7%	24.9%	+4.5%	8/9	-3.2%
UDR	\$11.0B	21.7	17%	16.2%	+1.5%	7/9	—
ESS	\$17.3B	41.9	8%	12.8%	+4.7%	4/9	—
CPT	\$9.9B	32.6	8%	4.8%	+0.8%	6/9	—
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 —.

26 ANALYST CONSENSUS & ESTIMATES live consensus

Buy

37 Analysts

Str Sell (0)

Sell (2)

Hold (17)

Buy (18)

Str Buy (0)

MEAN TARGET (QTR)	TARGET VS. PRICE	NEXT REPORT
\$135.00	+15.8%	2026-10-28
18 targets	last-quarter mean	street \$0.77

CONSENSUS ESTIMATES	REVENUE MEAN	HIGH / LOW	EPS MEAN	HIGH / LOW	# EPS EST.
FY2026	\$2.23B	\$2.26B / \$2.22B	\$3.66	\$3.67 / \$3.64	8
FY2027	\$2.28B	\$2.29B / \$2.25B	\$3.14	\$3.18 / \$3.08	7
FY2028	\$2.36B	\$2.45B / \$2.30B	\$3.46	\$3.64 / \$3.34	4



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27 STREET TARGETS & THIRD-PARTY RATING

live targets + composite

Street Price Target — Trajectory

WINDOW	AVG TARGET	VS. PRICE	# TARGETS
Last Month	\$126.00	+8.0%	4
Last Quarter	\$135.00	+15.8%	18
Last Year	\$139.31	+19.4%	49
All Time	\$150.49	+29.0%	67

Rolling mean of published targets vs. last close \$116.63. Aggregated from StreetInsider, Benzinga.

Third-Party Composite Rating

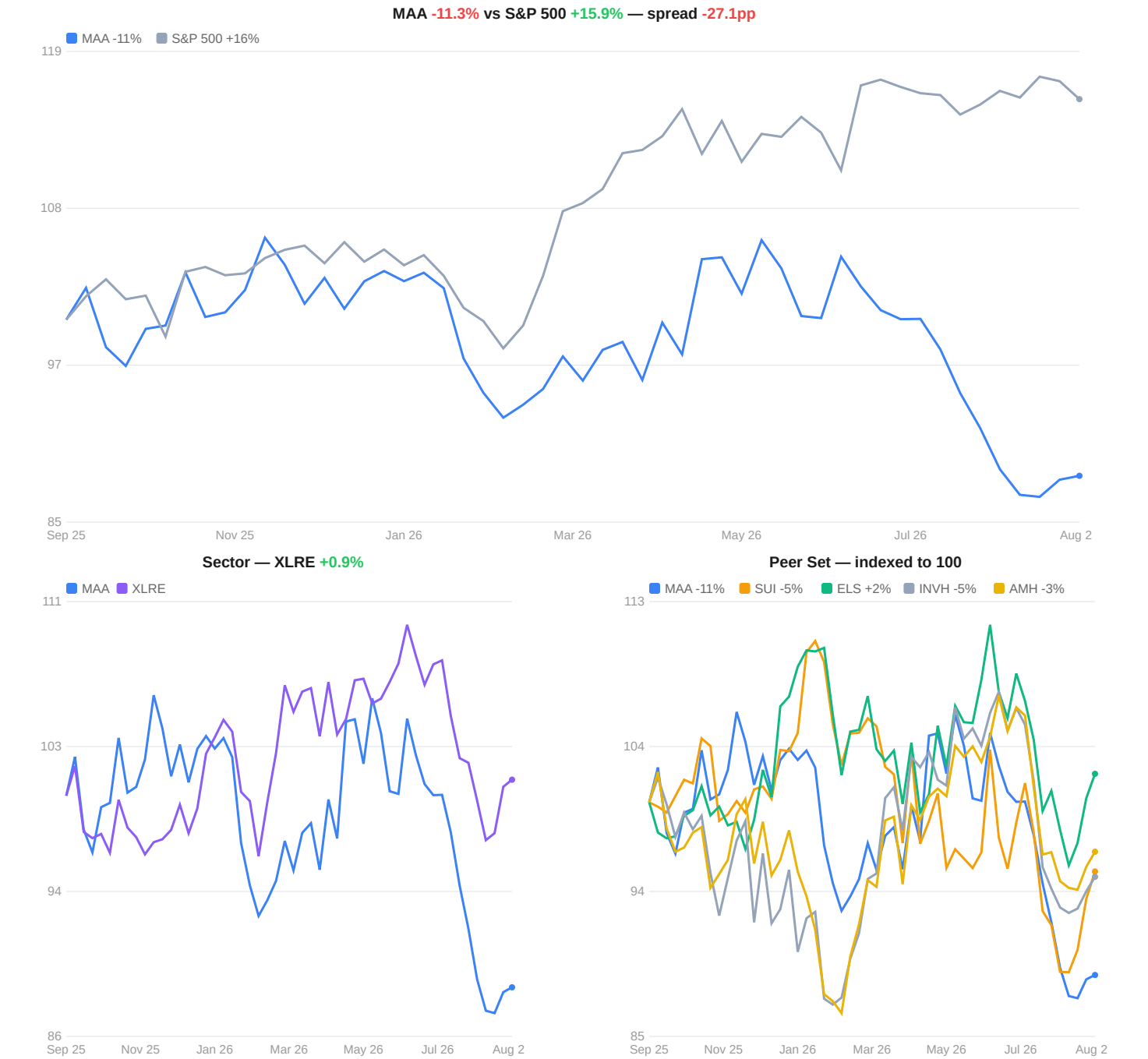
B

DCF4/5ROE3/5ROA3/5DEBT/EQ3/5P/E1/5P/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.

28 PRICE PERFORMANCE — INDEXED, 12 MO

live prices · benchmark + sector + peer set



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	\$116.14	+0.49	+0.42%	Above
SMA 50	\$123.87	-7.24	-5.84%	Below
SMA 200	\$129.73	-13.10	-10.10%	Below
EMA 9	\$115.55	+1.08	+0.93%	Above
EMA 21	\$117.25	-0.62	-0.53%	Below
EMA 50	\$122.04	-5.41	-4.43%	Below
EMA 200	\$129.55	-12.92	-9.97%	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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29 TECHNICAL POWER SCORE

EDGE · site engine · 44/100 composite

TECHNICAL VERDICT

LEAN BEARISH

Power Score -12

12 of 22 indicator votes bullish

Family Scores (site weights)

Trend 30%

Momentum 25%

Volume 20%

Volatility 10%

Patterns 15%

20

60

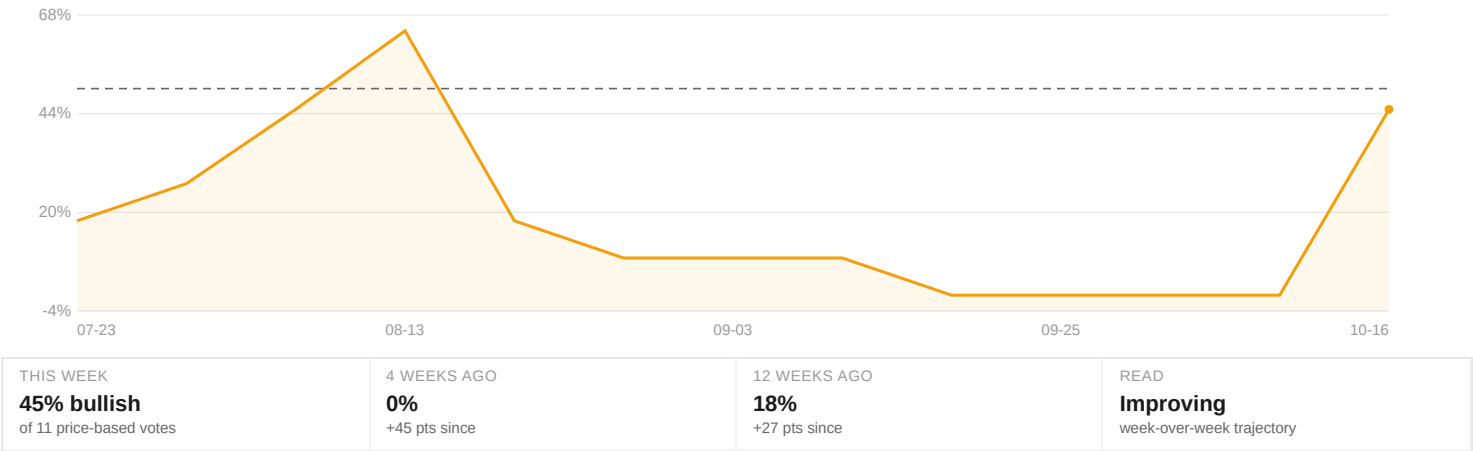
62

33

50

LEAN BEARISH — BUT WHICH WAY IS IT TRENDING?

vote share recomputed weekly, 13 weeks



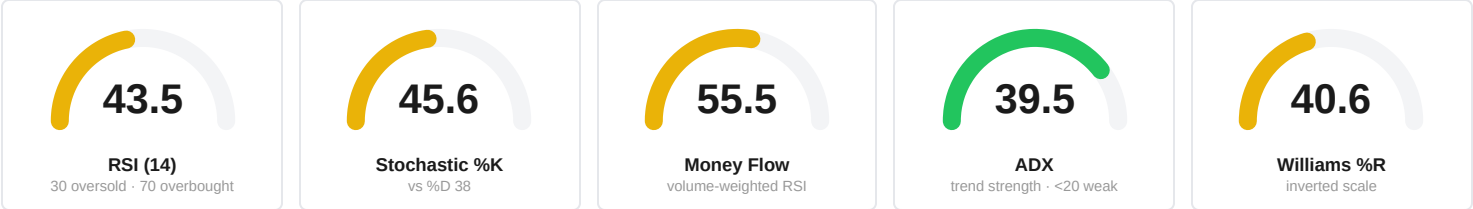
INDICATOR VOTE GRID

12 bull / 10 bear

● Price vs SMA 20	\$116.14	● Price vs SMA 50	\$123.87	● Price vs SMA 200	\$129.73
● EMA 9/21 Cross	115.5/117.2	● SMA 50/200	Death	● ADX Direction	ADX 40
● Supertrend	\$120	● Parabolic SAR	\$113	● SMA Slope	-0.110
● RSI	43.5	● Stochastic K/D	46/38	● StochRSI K/D	94/92
● Williams %R	-41	● CCI	16	● TSI vs Signal	-33.0
● CMO	-13.0	● ROC	2.55%	● OBV Signal	Accum
● Chaikin MF	-0.070	● MFI	56	● Force Index	0M
● Elder Ray Bull	0.11				

INDICATOR GAUGES

site technicals-tab style



30 KEY LEVELS & VOLATILITY

live indicator table

LEVEL	VALUE	LEVEL	VALUE
Pivot / R1 / R2	\$116.04 / \$116.75 / \$117.22	S1 / S2	\$115.57 / \$114.86
Bollinger (20,2)	\$112.49 – \$119.80	Squeeze	Off
52-wk range	\$112.44 – \$142.76	Off 52-wk high	-18.3%
ATR (14)	\$2.13 (1.8%)	Historical vol	17.4%

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31 SEASONALITY — 20-YEAR AVERAGES											live model · win rates shown
+1.8% Jan 65%	-0.5% Feb 45%	+1.7% Mar 62%	+2.5% Apr 65%	+1.0% May 65%	+0.1% Jun 60%	+2.3% Jul 70%	+0.5% Aug 55%	-2.1% Sep 30%	+1.0% Oct 65%	+1.5% Nov 55%	+2.8% Dec 65%

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

32 RISK INDICATORS			computed from live price history
COMPUTED FROM LIVE WEEKLY PRICES		MAA	S&P 500
Weekly volatility (σ , 1y)		2.57%	1.83%
Best / worst week (1y)		+7.0% / -5.0%	—
Max drawdown (5y, monthly)		-40.8%	—
1-week VaR (95%)		-3.7%	—
Beta (5y)		0.71	1.00

33 EQUITY WEATHER & MARKET REGIME

EDGE · live weather engine

MAA EQUITY WEATHER (LIVE)

STORMY · -41

Trend

Momentum

Volume

Volatility

Breadth

-52

-0

-56

-60

-50

MARKET REGIME (2026-10-16)

NEUTRAL

VIX

19.99

Normal

DOW THEORY

Confirmed

Bearish

SPY / QQQ TSI

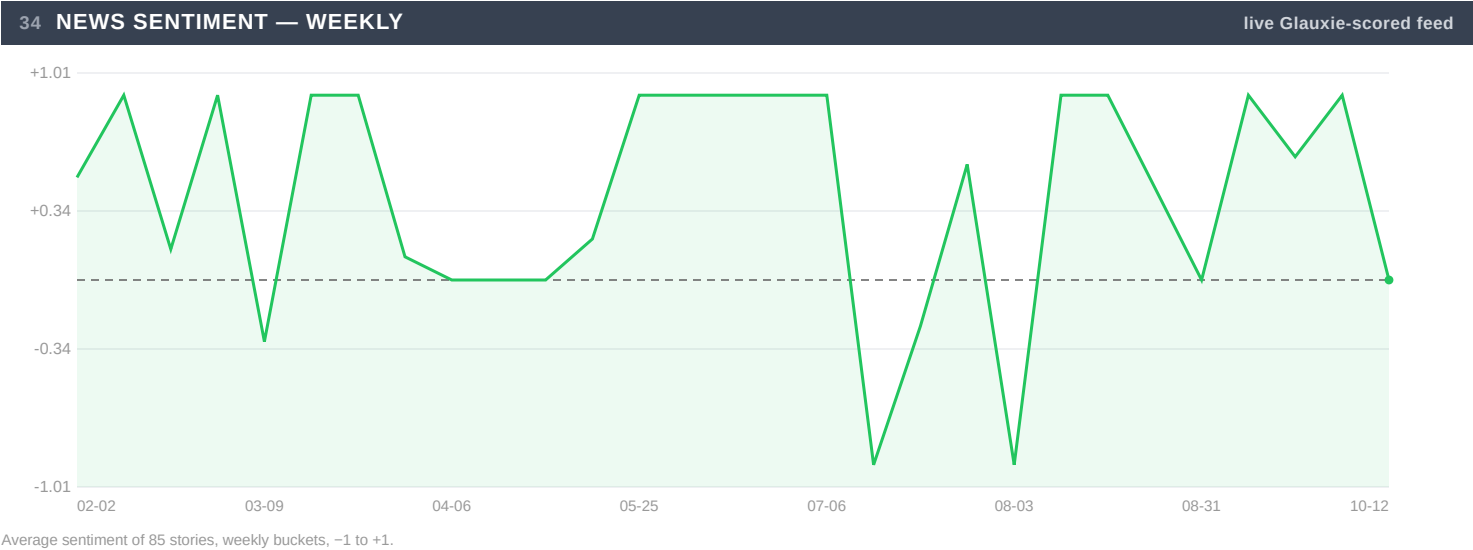
7.2 / 4.7

trend strength

SECTOR STRENGTH

46/100

breadth average



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35 WEATHER - COMPANY VS INDUSTRY, SECTOR, UNIVERSE

EDGE · live weather engine · Stormy

OVERALL		TREND		MOMENTUM		VOLUME	
-40.7		-51.5		-0.2		-56.2	
-14.2 vs industry		-9.0 vs industry		+3.4 vs industry		-21.6 vs industry	
READING	MAA	REIT - RESIDENTIAL N=75		REAL ESTATE N=2,764		ALL US SYMBOLS N=70,435	
Overall	-40.7	-26.5		-28.0		-20.5	
Trend	-51.5	-42.5		-37.3		-21.3	
Momentum	-0.2	-3.5		-17.0		-15.8	
Volume	-56.2	-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.

36 EXECUTIVE COMPENSATION

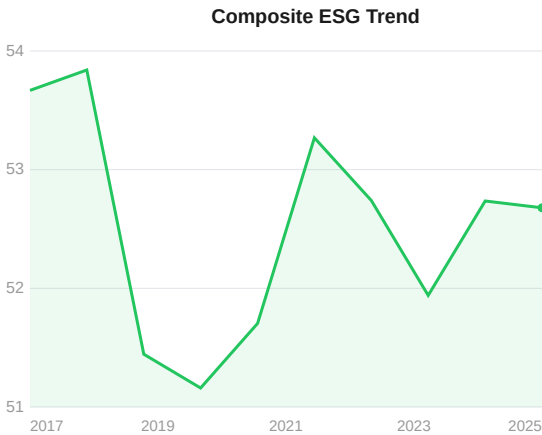
live proxy data · FY2025

EXECUTIVE	TOTAL COMP	STRUCTURE
H. Eric Bolton, Jr. Former CEO, Executive Ch	\$5.9M	81% equity+incentive
A. Bradley Hill CEO and President	\$5.5M	84% equity+incentive
Robert J. DelPriore EVP and CAO	\$3.0M	76% equity+incentive
A Clay Holder CFO	\$2.3M	75% equity+incentive
Timothy Argo EVP and CSAO	\$1.8M	71% equity+incentive

37 ESG ASSESSMENT

live disclosure-derived scores

PILLAR (LIVE DISCLOSURE SCORES)	SCORE
Environmental	51
Social	48
Governance	58
Composite ESG	52



38 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.

39 DISCLOSURES

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40 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	115 rows · 1997 to 2026	
Insider transactions (Form 4)	edgar/form4	12 rows · 2026-05-19 to 2026-09-22	
Proposed sales (Form 144)	edgar/form144	not present for this symbol	
Beneficial ownership (13D/G)	edgar/13dg	not present for this symbol	
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.