

Cogdell Spencer Inc. Fundamental Company Report Including Financial, SWOT, Competitors and Industry Analysis

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Cogdell Spencer Inc. Fundamental Company Report provides a complete overview of the company's affairs. All available data is presented in a comprehensive and easily accessed format. The report includes financial and SWOT information, industry analysis, opinions, estimates, plus annual and quarterly forecasts made by stock market experts. The report also enables direct comparison to be made between Cogdell Spencer Inc. and its competitors. This provides our Clients with a clear understanding of Cogdell Spencer Inc. position in the **Real Estate Industry**.

- The report contains detailed information about Cogdell Spencer Inc. that gives an unrivalled in-depth knowledge about internal business-environment of the company: data about the owners, senior executives, locations, subsidiaries, markets, products, and company history.
- Another part of the report is a SWOT-analysis carried out for Cogdell Spencer Inc.. It involves specifying the objective of the company's business and identifies the different factors that are favorable and unfavorable to achieving that objective. SWOT-analysis helps to understand company's strengths, weaknesses, opportunities, and possible threats against it.
- The Cogdell Spencer Inc. financial analysis covers the income statement and ratio trend-charts with balance sheets and cash flows presented on an annual and quarterly basis. The report outlines the main financial ratios pertaining to profitability, margin analysis, asset turnover, credit ratios, and company's long-term solvency. This sort of company's information will assist and strengthen your company's decision-making processes.
- In the part that describes Cogdell Spencer Inc. competitors and the industry in whole, the information about company's financial ratios is compared to those of its competitors and to the industry. The unique analysis of the market and company's competitors along with detailed information about the internal and external factors affecting the relevant industry will help to manage your business environment. Your company's business and sales activities will be boosted by gaining an insight into your competitors' businesses.
- Also the report provides relevant news, an analysis of PR-activity, and stock price movements. The latter are correlated with pertinent news and press releases, and annual and quarterly forecasts are given by a variety of experts and market research firms. Such information creates your awareness about principal trends of Cogdell Spencer Inc. business.

About Cogdell Spencer Inc.

Cogdell Spencer, Inc. operates as an integrated, self-administered and self-managed real estate investment trust (REIT) that invests in specialty office buildings for the medical profession, including medical offices, ambulatory surgery and diagnostic centers, in the United States of America.

The company engages in the ownership, development, redevelopment, acquisition and management of medical office buildings and other healthcare related facilities. The company operates its business through

Cogdell Spencer LP, its operating partnership subsidiary (the Operating Partnership), and its subsidiaries.

The company has 29 offices located in California, Florida, Georgia, Indiana, Kentucky, Louisiana, Mississippi, North Carolina, Pennsylvania, South Carolina, and Virginia.

As of December 31, 2006, the company's portfolio consisted of 112 medical office buildings and healthcare related facilities, serving 27 hospital systems in 10 states. The company's aggregate portfolio comprises: 50 wholly-owned properties; four joint venture properties; and 58 properties owned by third parties. The company's wholly owned properties located in California, Georgia, Indiana, Kentucky, Louisiana, North Carolina, South Carolina, and Virginia.

As of December 31, 2006, the company's aggregate portfolio contains approximately 5.3 million net rentable square feet, consisting of approximately 2.6 million net rentable square feet from wholly owned properties, approximately 0.2 million net rentable square feet from joint venture properties, and approximately 2.5 million net rental square feet from properties owned by third parties and managed by the company.

The company has constructed the 52,800 square foot rehabilitation hospital in Lancaster, Pennsylvania. This facility is leased to an operating joint venture composed of Centerre Healthcare Corp. and Lancaster General Hospital. This facility, located on the Lancaster General Health Campus includes a therapeutic pool, gymnasium, 50 private rooms and space for intensive inpatient physical rehabilitation following strokes, trauma or other health care problems that result in severe disabilities.

Tenants

The company's tenants include Palmetto Health Alliance; NorthEast Medical Center; University Hospital (Augusta, GA); Carolinas HealthCare System; and Gaston Memorial Hospital.

Acquisitions

During 2006, the company acquired Consera Healthcare Real Estate, LLC (Consera). Consera provides property management services to third parties and Consera, together with the company, has elected Consera to be treated as a TRS.

Significant Events

The company has signed a joint venture operating agreement with Northwestern Mutual to form CSA Medical Partners LLC, a joint venture to acquire medical office buildings.

Tax Status

The company elected to be taxed as a REIT for federal income tax purposes.

History

Cogdell Spencer, Inc. was incorporated in 2005.

The above Company Fundamental Report is a half-ready report and contents are subject to change. It means that we have all necessary data in our database to prepare the report but need **2-3 days** to complete it. During this time we are also updating the report with respect to the current moment. So, you can get all the most recent data available for the same price. Please note that preparation of additional types of analyses requires extra time.

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¹ – Data availability depends on company's security policy.

² – These sections are available only when you purchase a report with appropriate additional types of analyses.

The complete financial data is available for publicly traded companies.

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