

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

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Abstracts

HCP, 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 HCP, Inc. and its competitors. This provides our Clients with a clear understanding of HCP, Inc. position in the [Real Estate](#) Industry.

The report contains detailed information about HCP, 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 HCP, 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 HCP, 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 HCP, 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 HCP, Inc. business.

About HCP, Inc.

HCP, Inc., a real estate investment trust (REIT), through its subsidiaries and joint ventures, invests in healthcare related properties located primarily throughout the United States. The company has its principal operations in Nashville, Tennessee and Orlando, Florida. It acquires healthcare facilities and leases them to healthcare providers and provides mortgage financing secured by healthcare facilities.

Joint Venture Transactions

The company, in October 2006, formed an MOB joint venture with an institutional capital partner. The joint venture includes 13 properties.

The company, in November 2006, acquired the interest held by an affiliate of General Electric Company in HCP Medical Office Portfolio, LLC (HCP MOP). It is the sole owner of the venture and its 59 MOBs, which have approximately four million rentable square feet.

The company, in January 2007, formed a senior housing joint venture with an institutional capital partner. The joint venture includes 25 properties.

Properties

The company's portfolio of investments, as of December 31, 2006, included direct investments in healthcare related properties, mortgage loans, and investments through joint ventures. Its properties include senior housing, including independent living facilities, assisted living facilities, and continuing care retirement communities; medical office buildings; hospitals; skilled nursing facilities; and other healthcare facilities, including laboratory and office buildings.

The company's portfolio of investments, as of December 31, 2006, consisted of interests in 713 properties in 42 states, including 35 hospitals; 69 skilled nursing facilities; 246 medical office buildings; 333 senior housing facilities; and 30 other health care facilities.

Healthcare Sectors and Property Types

The company has investments in senior housing facilities, medical office buildings, hospitals, skilled nursing facilities, and other healthcare facilities.

Senior Housing Facilities: The company has interests in 337 senior housing facilities, including four properties in unconsolidated joint ventures. Senior housing properties include ILFs, ALFs and CCRCs, which cater to different segments of the elderly population based upon their needs. Services provided by the company's tenants in these facilities are primarily paid for by the residents directly or through private insurance and are less reliant on government reimbursement, such as Medicaid and Medicare.

Independent Living Facilities - ILFs are designed to meet the needs of seniors who choose to live in an environment surrounded by their peers with services, such as housekeeping, meals and activities. These residents do not need assistance with activities of daily living (ADLs), including bathing, eating and dressing; however, residents have the option to contract for these services.

Assisted Living Facilities - ALFs are licensed care facilities that provide personal care services, support and housing for those who need help with ADLs yet require limited medical care. The programs and services would include transportation, social activities, exercise and fitness programs, beauty or barber shop access, hobby and craft activities, community excursions, meals in a dining room setting and other activities sought by residents. These facilities are often in apartment-like buildings with private residences ranging from single rooms to major apartments. ALFs offer personal assistance for

residents with Alzheimer's disease or other forms of dementia, based in part on local regulations.

Continuing Care Retirement Communities (CCRCs) - CCRCs provide housing and health-related services under long-term contracts.

Medical Office Buildings: The company has interests in 260 MOBs, including 14 properties owned by unconsolidated joint ventures. These facilities contain physicians' offices and examination rooms, and would also include pharmacies, hospital ancillary service space and outpatient services, such as diagnostic centers, rehabilitation clinics and day-surgery operating rooms.

Hospitals: The company has interests in 35 hospitals, which include 13 acute care, 11 rehabilitation, 4 long

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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ANALYSIS FEATURES

SWOT Analysis

SWOT, which stands for Strengths, Weaknesses, Opportunities and Threats, is an analytical framework that identifies the internal and external factors that are favorable and unfavorable for a company.

Enhanced SWOT Analysis

Enhanced SWOT is a 3x3 grid that arranges strengths, weaknesses, opportunities and threats into one scheme:

How to use the strengths to take advantage of the opportunities?

How to use the strengths to reduce likelihood and impact of the threats?

How to overcome the weaknesses that obstruct taking advantage of the opportunities?

How to overcome the weaknesses that can make the threats a reality?

Upon answering these questions a company can develop a project plan to improve its business performance.

PESTEL Analysis

PESTEL (also termed as PESTLE) is an ideal tool to strategically analyze what influence different outside factors – political, economic, sociocultural, technological, environmental and legal – exert on a business to later chart its long term targets.

Being part of the external analysis when carrying out a strategic assessment or performing a market study, PESTEL gives an overview of diverse macro-environmental factors that any company should thoughtfully consider. By perceiving these outside environments, businesses can maximally benefit from the opportunities while minimizing the threats to the organization.

Key Factors Examined by PESTEL Analysis:

Political – What opportunities and pressures are brought by political bodies and what is the degree of public regulations' impact on the business?

Economic – What economic policies, trends and structures are expected to affect the organization, what is this influence's degree?

Sociological – What cultural and societal aspects will work upon the demand for the business's products and operations?

Technological – What impact do the technological aspects, innovations, incentives and barriers have on the organization?

Environmental – What environmental and ecological facets, both locally and farther afield, are likely to predetermine the business?

Legal – What laws and legislation will exert influence on the style the business is carried out?

IFE, EFE, IE Matrices

The Internal Factor Evaluation matrix (IFE matrix) is a strategic management tool helping audit or evaluate major weaknesses and strengths in a business's functional areas. In addition, IFE matrix serves as a basis for identifying and assessing relationships amongst those areas. The IFE matrix is utilised in strategy formulation.

The External Factor Evaluation matrix (EFE matrix) is a tool of strategic management that is typically utilised to assess current market conditions. It is an ideal instrument for visualising and prioritising the threats and opportunities a firm is facing.

The essential difference between the above mentioned matrices lies in the type of factors incorporated in the model; whilst the latter is engaged in internal factors, the former deals exceptionally with external factors – those exposed to social, political, economic, legal, etc. external forces.

Being a continuation of the EFE matrix and IFE matrix models, the Internal External matrix (IE matrix) rests upon an investigation of external and internal business factors

integrated into one suggestive model.

Porter Five Forces Analysis

The Porter's five forces analysis studies the industry of operation and helps the company find new sources of competitive advantage. The analysis surveys an industry through five major questions:

What composes a threat of substitute products and services?

Is there a threat of new competitors entering the market?

What is the intensity of competitive rivalry?

How big is the bargaining power of buyers?

How significant is the bargaining power of suppliers?

VRIO Analysis

VRIO stands for Value, Rarity, Imitability, Organization. This analysis helps to evaluate all company's resources and capabilities and bring them together into one aggregate table that includes:

Tangible resources

Financial

Physical

Technological

Organizational

Intangible resources

Human

Innovation and Creativity

Reputation

Organizational capabilities

The result of the analysis gives a clear picture of company's competitive and economic implications, answering the questions if the resources mentioned above are:

Valuable?

Rare?

Costly to imitate?

Organized properly?

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