

MPG Office Trust, Inc. Fundamental Company Report Including Financial, SWOT, Competitors and Industry Analysis

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Abstracts

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

The report contains detailed information about MPG Office Trust, 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 MPG Office Trust, 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 MPG Office Trust, 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 MPG Office Trust, 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 MPG Office Trust, Inc. business.

About MPG Office Trust, Inc.

Maguire Properties, Inc., through its subsidiaries, operates as a real estate investment trust (REIT) in the United States. The company, through its controlling interest in Maguire Properties, L.P. (the Operating Partnership) and the subsidiaries of its Operating Partnership, including Maguire Properties TRS Holdings, Inc. (TRS Holdings) and Maguire Properties Services, Inc. (the Services Company) and its subsidiaries, engages in the ownership, management, lease, acquisition, and development of real estate located in: the greater Los Angeles area of California; Orange County, California; San Diego, California; and Denver, Colorado. These locales primarily consist of office properties, related parking garages, a retail property and a hotel.

The company, through its Operating Partnership, owns whole or partial interests in 24 office and retail projects, a 350-room hotel with 266,000 square feet, offsite parking garages and on-site structured and surface parking.

As of December 31, 2006, the majority of the company's existing portfolio was located in nine Southern California markets: the Los Angeles Central Business District (LACBD); the Tri-Cities area of Pasadena, Glendale and Burbank; the Cerritos submarket; the Santa Monica Professional and Entertainment submarket; the John Wayne Airport and Costa Mesa submarkets of Orange County; and the University

Towne Center (UTC), Sorrento Mesa and Mission Valley submarkets of San Diego County. The company also owns one property, Wells Fargo Center, located in Denver, Colorado (a joint venture property).

The company's portfolio includes six office properties in the LACBD — U.S. Bank Tower, Gas Company Tower, KPMG Tower, Wells Fargo Tower - Los Angeles, 777 Tower and One California Plaza (a joint venture property) — and four off-site parking garages. In the Tri-Cities submarket, the company owns the Plaza Las Fuentes office and the Westin Pasadena Hotel properties in Pasadena and the Glendale Center, 700 North Central, 701 North Brand and 801 North Brand properties (collectively the Glendale properties) in Glendale.

In the Cerritos submarket, the company owns the Cerritos Corporate Center Phase I and Phase II (Cerritos) (joint venture properties), collectively known as the Cingular Wireless Western Regional Headquarters. In the Santa Monica Professional and Entertainment submarket, the company owns the Lantana Media Campus. The company's portfolio also includes Park Place I, Park Place II and the Washington Mutual Irvine Campus (a joint venture property) located in the John Wayne Airport submarket of Orange County. In the Costa Mesa submarket in Orange County, the company owns Pacific Arts Plaza. In the UTC submarket of San Diego County, the company owns Regents Square I and II. The company owns Wateridge Plaza and San Diego Tech Center (a joint venture property) in the Sorrento Mesa submarket of San Diego County. In the Mission Valley submarket of San Diego County, the company owns Mission City Corporate Center and Pacific Center.

The company also owns land parcels adjacent to its Glendale properties, 777 Tower, 17885 Von Karman Avenue at Washington Mutual Irvine Campus, Lantana Media Campus, Pacific Arts Plaza, Wateridge Plaza, San Diego Tech Center and Mission City Corporate Center that can support approximately 6.6 million net rentable square feet of office developments and structured parking. In addition, the company owns undeveloped land at Park Place II that can support approximately 6.4 million net rentable square feet of office, retail, structured parking and residential uses.

Tenants

The company's major tenants include Sempra Energy and its subsidiaries and Wells Fargo Bank. Sempra Energy, together with its Southern California Gas Company subsidiary leased, as of December 31, 2006, 802,272 net rentable square feet of office space. As of December 31, 2006, Wells Fargo Bank leased 381,021 net rentable

square feet of office space.

The company's other tenants include Cardinal Health, Bank of America, Disney Enterprises, U.S. Bank, National Association, State Farm Mutual Auto Insurance Company, Washington Mutual, FA, GMAC Mortgage Corporation, Latham & Watkins, Gibson Dunn & Crutcher, Munger Tolles & Olson, Sidley Austin Brown & Wood, Morrison & Foerster, Marsh USA, Inc., KPMG, Bingham McCutchen, Kirkland & Ellis, and Oaktree Capital Management.

Acquisitions

In February 2006, the company completed the acquisition of Pacific Center, a 6.4-acre office campus with two 10-story buildings located in the Mission Valley submarket of San Diego, California.

In September 2006, the company purchased the building located at 701 North Brand and the remaining 50% interest in an adjacent 1,608 car garage in Glendale.

Dispositions

In March 2006, the company sold 808 South Olive Garage (the 808 Garage), a parking garage located in downtown Los Angeles, California to Zaytim, LLC.

Taxation

The company has elected to be treated as a REIT under the Internal Revenue Code of 1986. As a REIT, it would not be subject to federal income tax, provided it distributes at least 90% of its taxable income to its shareholders.

History

Maguire Properties, Inc. was founded in 1965.

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.
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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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