

Pennsylvania Real Estate Investment Trust Fundamental Company Report Including Financial, SWOT, Competitors and Industry Analysis

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Abstracts

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

The report contains detailed information about Pennsylvania Real Estate Investment Trust 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 Pennsylvania Real Estate Investment Trust. 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 Pennsylvania Real Estate Investment Trust 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 Pennsylvania Real Estate Investment Trust 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 Pennsylvania Real Estate Investment Trust business.

About Pennsylvania Real Estate Investment Trust

Pennsylvania Real Estate Investment Trust, a real estate investment trust (REIT), engages in the ownership, management, development, redevelopment, acquisition and leasing of retail shopping malls and power and strip centers in the United States. The company's malls and centers are located in middle markets in the Mid-Atlantic region or in the eastern part of the United States.

As of December 31, 2006, the company's operating portfolio included a total of 51 properties. The retail portion of its portfolio contains 50 properties in 13 states and includes 39 shopping malls and 11 power and strip centers. The operating retail properties have approximately 35.1 million square feet. Properties that are owned by unconsolidated partnerships with third parties have approximately 4.4 million square feet, of which 2.8 million square feet are owned by such partnerships.

The company holds its interests in its portfolio of properties through its operating partnership, PREIT Associates, L.P. The company is the sole general partner of PREIT Associates and, as of December 31, 2006, held an 89.6% controlling interest in PREIT

Associates.

The company provides its management, leasing and development services through its subsidiaries PREIT Services, LLC (PREIT Services), which develops and manages properties and PREIT-RUBIN, Inc. (PRI), which develops and manages properties in which the company owns interests through partnerships with third parties and properties that are owned by third parties in which it does not own an interest.

In general, its malls include national or regional department stores, format retailers or other anchors and a mix of national, regional and local in-line stores offering apparel (women's, family, teen), shoes, eyewear, cards and gifts, jewelry, books/music/movies and sporting goods, among other things.

The major mall in its retail portfolio contains approximately 1.3 million square feet and 151 stores, and the smallest contains approximately 0.4 million square feet and 60 stores. The power centers in its retail portfolio range from 300,000 to 800,000 square feet, and the strip centers range from 100,000 square feet to 275,000 square feet.

Redevelopment

The company's redevelopment properties include Capital City Mall; Patrick Henry Mall; Cumberland Mall; New River Valley Mall; Lycoming Mall; Francis Scott Key Mall; Valley View Mall; Magnolia Mall; Beaver Valley Mall; Lehigh Valley Mall; Plymouth Meeting Mall; Willow Grove Park; Cherry Hill Mall; Voorhees Town Center; and Moorestown Mall.

Development

The company engages in the ground-up development of eight retail and other mixed-use projects. The company's development projects include The Plaza at Magnolia; Lacey Retail Center; New River Valley Retail Center; Monroe Marketplace; New Garden Town Center; Valley View Downs; Springhills; and Pavilion at Market East.

Acquisitions

In 2006, the company acquired three former Strawbridge's department stores at Cherry Hill Mall, Willow Grove Park and The Gallery at Market East from Federated Department Stores, Inc.

Dispositions

In 2006, the company sold four parcels located at the Plaza at Magnolia in Florence, South Carolina. In September 2006, the company sold South Blanding Village, a strip center in Jacksonville, Florida. In December 2006, the company sold an approximately 6.0 acre parcel at Voorhees Town Center in Voorhees, New Jersey to a residential real estate developer. The parcel was subdivided from the retail property.

Tax Status

The company has elected to be taxed as a REIT under Sections 856 through 860 of the Internal Revenue Code of 1986, as amended. As a REIT, the company generally distributes approximately 90% of its net taxable income and would not be subject to federal income tax on income that it distributes to its stockholders.

History

Pennsylvania Real Estate Investment Trust was founded in 1960.

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.

Contents

RESEARCH METHODOLOGY

DISCLAIMER

1. PENNSYLVANIA REAL ESTATE INVESTMENT TRUST COMPANY PROFILE

- 1.1. Key facts
- 1.2. Financial Performance
- 1.3. Key Executives
- 1.4. Ownership and Major Holders
- 1.5. Company History

2. PENNSYLVANIA REAL ESTATE INVESTMENT TRUST BUSINESS OVERVIEW

- 2.1. Business Description
- 2.2. Major Products and Services
- 2.3. Markets and Sales Activities
- 2.4. Locations, Subsidiaries, Operating Units

3. PENNSYLVANIA REAL ESTATE INVESTMENT TRUST SWOT ANALYSIS

- 3.1. Overview
- 3.2. Strengths
- 3.3. Weaknesses
- 3.4. Opportunities
- 3.5. Threats

4. PENNSYLVANIA REAL ESTATE INVESTMENT TRUST FINANCIAL ANALYSIS

- 4.1. Financial Statements
 - 4.1.1. Income Statement
 - 4.1.2. Balance Sheet
 - 4.1.3. Cash Flow
- 4.2. Financial Ratios
 - 4.2.1. Profitability
 - 4.2.2. Margin Analysis

- 4.2.3. Asset Turnover
- 4.2.4. Credit Ratios
- 4.2.5. Long-Term Solvency
- 4.2.6. Growth Over Prior Year
- 4.2.7. Financial Ratios Charts
- 4.3. Stock Market Snapshot

5. PENNSYLVANIA REAL ESTATE INVESTMENT TRUST COMPETITORS AND INDUSTRY ANALYSIS

- 5.1. Pennsylvania Real Estate Investment Trust Direct Competitors
- 5.2. Comparison of Pennsylvania Real Estate Investment Trust and Direct Competitors Financial Ratios
- 5.3. Comparison of Pennsylvania Real Estate Investment Trust and Direct Competitors Stock Charts
- 5.4. Pennsylvania Real Estate Investment Trust Industry Analysis
 - 5.4.1. Real Estate Industry Snapshot
 - 5.4.2. Pennsylvania Real Estate Investment Trust Industry Position Analysis

6. PENNSYLVANIA REAL ESTATE INVESTMENT TRUST NEWS & EVENTS

- 6.1. News & PR Activity Analysis
- 6.2. IR Corporate News
- 6.3. Marketing News
- 6.4. Corporate Events

7. PENNSYLVANIA REAL ESTATE INVESTMENT TRUST EXPERTS REVIEW¹

- 7.1. Experts Consensus
- 7.2. Experts Revisions

8. PENNSYLVANIA REAL ESTATE INVESTMENT TRUST ENHANCED SWOT ANALYSIS²

9. UNITED STATES PESTEL ANALYSIS²

- 9.1. Political Factors
- 9.2. Economic Factors
- 9.3. Social Factors

9.4. Technological Factors

9.5. Environmental Factors

9.6. Legal Factors

10. PENNSYLVANIA REAL ESTATE INVESTMENT TRUST IFE, EFE, IE MATRICES²

10.1. Internal Factor Evaluation Matrix

10.2. External Factor Evaluation Matrix

10.3. Internal External Matrix

11. PENNSYLVANIA REAL ESTATE INVESTMENT TRUST PORTER FIVE FORCES ANALYSIS²

12. PENNSYLVANIA REAL ESTATE INVESTMENT TRUST VRIO ANALYSIS²

APPENDIX: RATIO DEFINITIONS

LIST OF FIGURES

Pennsylvania Real Estate Investment Trust Annual Revenues in Comparison with Cost of Goods Sold and Gross Profit

Profit Margin Chart

Operating Margin Chart

Return on Equity (ROE) Chart

Return on Assets (ROA) Chart

Debt to Equity Chart

Current Ratio Chart

Pennsylvania Real Estate Investment Trust 1-year Stock Charts

Pennsylvania Real Estate Investment Trust 5-year Stock Charts

Pennsylvania Real Estate Investment Trust vs. Main Indexes 1-year Stock Chart

Pennsylvania Real Estate Investment Trust vs. Direct Competitors 1-year Stock Charts

Pennsylvania Real Estate Investment Trust Article Density Chart

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.

List Of Tables

LIST OF TABLES

Pennsylvania Real Estate Investment Trust Key Facts
Profitability
Management Effectiveness
Income Statement Key Figures
Balance Sheet Key Figures
Cash Flow Statement Key Figures
Financial Performance Abbreviation Guide
Pennsylvania Real Estate Investment Trust Key Executives
Pennsylvania Real Estate Investment Trust Major Shareholders
Pennsylvania Real Estate Investment Trust History
Pennsylvania Real Estate Investment Trust Products
Revenues by Segment
Revenues by Region
Pennsylvania Real Estate Investment Trust Offices and Representations
Pennsylvania Real Estate Investment Trust SWOT Analysis
Yearly Income Statement Including Trends
Income Statement Latest 4 Quarters Including Trends
Yearly Balance Sheet Including Trends
Balance Sheet Latest 4 Quarters Including Trends
Yearly Cash Flow Including Trends
Cash Flow Latest 4 Quarters Including Trends
Pennsylvania Real Estate Investment Trust Profitability Ratios
Margin Analysis Ratios
Asset Turnover Ratios
Credit Ratios
Long-Term Solvency Ratios
Financial Ratios Growth Over Prior Year
Pennsylvania Real Estate Investment Trust Capital Market Snapshot
Pennsylvania Real Estate Investment Trust Direct Competitors Key Facts
Direct Competitors Profitability Ratios
Direct Competitors Margin Analysis Ratios
Direct Competitors Asset Turnover Ratios
Direct Competitors Credit Ratios
Direct Competitors Long-Term Solvency Ratios
Real Estate Industry Statistics

Pennsylvania Real Estate Investment Trust Industry Position
Company vs. Industry Income Statement Analysis
Company vs. Industry Balance Sheet Analysis
Company vs. Industry Cash Flow Analysis
Company vs. Industry Ratios Comparison
Pennsylvania Real Estate Investment Trust Consensus Recommendations¹
Analyst Recommendation Summary¹
Price Target Summary¹
Experts Recommendation Trends¹
Revenue Estimates Analysis¹
Earnings Estimates Analysis¹
Historical Surprises¹
Revenue Estimates Trend¹
Earnings Estimates Trend¹
Revenue Revisions¹

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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