

Winthrop Realty Trust Fundamental Company Report Including Financial, SWOT, Competitors and Industry Analysis

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Abstracts

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

The report contains detailed information about Winthrop Realty 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 Winthrop Realty 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 Winthrop Realty 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 Winthrop Realty 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 Winthrop Realty Trust business.

About Winthrop Realty Trust

Winthrop Realty Trust engages in the ownership of real property and real estate related assets. The company's and its joint venture's primary investments are in: wholly-owned operating properties; loans; and real estate securities. The company conducts its business through its wholly-owned operating partnership, WRT Realty L.P., which serves as its operating partnership in connection with its umbrella partnership real estate investment trust or 'UPREIT' structure. The company is externally advised pursuant to an advisory agreement with FUR Advisors LLC.

The company makes investments in real estate related assets directly and in strategic alliances and joint ventures with third parties. The company classifies these investments into three segments: ownership of real estate operating properties, ownership of loans receivable, and ownership and trading of real estate securities. As of January 31, 2007, the company held interests in operating properties containing 8,209,000 square feet of space including the properties underlying the Sealy and Marc Realty portfolios.

Loans

Concord Debt Holdings

In March 2006, the company entered into a joint venture with Newkirk to acquire and originate loans secured, directly and indirectly, by real estate assets through Concord. In addition Concord has entered into a repurchase agreement with Column Financial Inc., a subsidiary of Credit Suisse First Boston, pursuant to which the joint venture leverages the assets held in the joint venture; and a repurchase agreement with Bear Stearns International Ltd. enabling the joint venture.

Concord creates and manages portfolios of real estate whole loans, subordinate real estate debt investments such as B-Notes, mezzanine loans and preferred equity and commercial real estate securities including collateralized mortgage-backed securities (CMBS) and real estate collateral debt obligation (CDO) tranches which it finances by issuing CDOs.

Marc Realty Loans

As of December 31, 2006, the company held two participating second mortgage loans and 21 convertible mezzanine loans together with an equity investment in each mezzanine borrower. Each of the borrowers is owned primarily by the principals of Marc Realty LLC, a Chicago based real estate company. Each borrower holds a 100% interest in the applicable Property Owner other than with respect to one property, in which the borrower holds a 75% interest in the Property Owner.

River City

In March 2006, the company acquired together with Marc Realty, through an entity in which it holds a 60% interest, a loan which is secured by a first leasehold mortgage on approximately 241,000 square feet of commercial space and an indoor parking garage with 133 spaces located at 800 South Wells, Chicago, Illinois (River City); and a loan which is secured by a first priority mortgage on both the land underlying the River City property and the unsold residential condominium units at the River City property.

Real Estate Securities

As of December 31, 2006, the company's investments in real estate securities consisted primarily of: 5% beneficial interest in Lexington; approximately 7.13% interest in America First Apartment Investors, Inc.; and in addition, the company acquired in connection with the Winn-Dixie settlement 0.14% interest in Winn-Dixie Stores, Inc.

Joint Ventures

As of December 31, 2006, in addition to its Concord joint venture, the company had entered into three other joint ventures.

Marc Realty: In April 2005, the company made various mezzanine loans secured indirectly by properties owned by Marc Realty. In connection with the making of these loans, the company entered into an agreement with Marc Realty pursuant to which the company has the right to participate with Marc Realty, and Marc Realty has the right to participate with the company, in all real estate investment opportunities in the Chicago metropolitan and suburban area.

Sealy: In December 2006, the company entered into a joint venture with Sealy Northwest Atlanta Ventures, L.P., an entity owned by Sealy & Company, Inc., to acquire 12 flex properties containing an aggregate of 472,000 square feet of space located in Atlanta, Georgia. The company has a 60% limited partnership interest in the joint venture.

Vision: In December 2006, the company entered into an agreement with Vision WRT LLC pursuant to which the company agreed to co-invest with Vision on a 90/10 percentage basis in additional multi-family apartment complexes identified by Vision.

Tax Status

The company was organized as a real estate investment trust for federal income tax purposes and would be exempt from income taxes, if it distributes approximately 90% of its annual income to its shareholders.

History

Winthrop Realty Trust was founded in 1961. The company was formerly known as First Union Real Estate Equity and Mortgage Investments and changed its name to Winthrop Realty Trust in December 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.
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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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